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Coweta County Board of Commissioners

Public Hearing/Regular Meeting Session

Minutes

June 16, 2026 | **6:00 PM** | **Commission Chambers, 37 Perry Street, Newnan, GA 30263**

Coweta County Board of Commissioners

Roll Call/Call to Order

Attendee Name	Title	Status
Bill McKenzie	District 2 - Chairman	Present
Alphonso Smith	District 5 - Vice Chairman	Present
Jeff Fisher	District 1	Present
Bob Blackburn	District 3	Present
John Reidelbach	District 4	Present
Michael Fouts	County Administrator	Present
Kelly Mickle	Assistant County Administrator	Present
Sandy Wisenbaker	Assistant County Administrator	Absent
Tod Handley	Public Works Administrator	Present
Nathan Lee	County Attorney	Present
Shannon Zerangue	County Clerk	Present
Autumn Payne	Deputy County Clerk	Present

The Honorable Board of Commissioners of Coweta County, Georgia met in Public Hearing/Regular Meeting Session on Tuesday, June 16, 2026.

Meeting Called to Order

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

Pledge of Allegiance

Chairman McKenzie led the Pledge of Allegiance.

Invocation

Invocation was given by Commissioner Smith.

Notification of Location of Rules

Chairman McKenzie explained that the rules governing the meeting could be found on the County's website as well as on the table located in the lobby outside the meeting room.

Regular Session

Motion to: Remove from the Agenda

The Board voted to remove item # 12 (Bid Award Associated with Roadside Tree Pruning on Various County Roads) from the agenda because staff is still waiting for documentations from the lowest bidder.

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

Commissioner Smith requested to address the audience and thanked Chairman McKenzie for allowing him to do so. He noted that Commissioners were previously allowed to address any topic at the beginning of meetings, but that opportunity has since moved to the end of the agenda. He expressed his disappointment regarding a comment that was made during the UFC Freedom 250 Fight by Josh Hokit, who stated that former First Lady Michelle Obama "is a man," a remark that Commissioner Smith found offensive and upsetting. He expressed his belief that the comment needed to be criticized and how the White House and other politicians need to address the comment rather than ignoring it.

Approval of Minutes

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

Motion to: Approve

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on Tuesday, June 2, 2026.

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

Consent Agenda

2. **Confirm Execution of a Proclamation Recognizing and Commending Representative Lynn Smith**

Motion to: Execute

The Board voted to confirm execution of a Proclamation Recognizing and Commending Representative Lynn Smith.

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

Supplemental and Non-Agenda Items

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

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

3. **Public Hearing Regarding a New Consumption Distilled Spirits, Beer and Wine License Application Filed by Charles Bridges in Operation of Mellow Mushroom (Home-Grown Industries of Newnan GA, LLC) Located at 733 Bullsboro Drive, Suite D, Newnan - District 5**

Licensing and Permitting Manager Joy Thompson explained that Mr. Charles Bridges, license representative and owner of Mellow Mushroom, located at 733 Bullsboro Drive, Suite D, Newnan (Parcel # 086-5053-006) has applied for a new consumption license for distilled spirits, beer and wine license. She noted that a certificate from a Georgia-registered land surveyor verifying the required distances, as defined in *Chapter 6*, *Section 6-46* of the *Coweta County Code of Ordinances*, has been provided and meets all specified requirements. The Business and Alcohol License Division has conducted a comprehensive review of the application and has determined that it is complete and meets all relevant requirements. Additionally, the necessary background checks (GCIC) and fingerprint reports (GBI) for Mr. Bridges have been finalized, confirming the qualifications as stipulated in the *Alcohol Ordinance*.

Mr. Charles Bridges, applicant, stated that he is excited about bringing their pizza to the County and City of Newnan.

In response to questions from Chairman McKenzie and Commissioner Smith, Mr. Bridges explained that he had previously owned a similar establishment, understands the laws and ordinances governing alcohol sales, and agreed to comply with all applicable regulations. He further confirmed that the restaurant would not have a full bar but would offer beverages containing distilled spirits.

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

Motion to: Close Public Hearing

The Board voted to close the Public Hearing regarding a new consumption of distilled spirits, beer and wine license filed by Mr. Charles Bridges in operation of Mellow Mushroom (Home-Grown Industries of Newnan, GA, LLC) located at 733 Bullsboro Drive, Suite D, Newnan (Parcel # 086-5053-006).

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

Motion to: Grant

The Board voted to grant a new consumption of distilled spirits, beer and wine license to Mr. Charles Bridge in operation of Mellow Mushroom (Home-Grown Industries of Newnan, GA, LLC) located at 733 Bullsboro Drive, Suite D, Newnan (Parcel # 086-5053-006), subject to the following conditions:

1. The location should be open within six (6) months from the date of approval, December 16, 2026.
2. Obtain final approval from the following agencies:

- Georgia Department of Revenue, Alcohol License Division
- Coweta County Fire Marshal
- Coweta County Environmental Health Department
- Coweta County Community Development, Zoning Division and Building Permits & Inspections Division

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

4. **Public Hearing Regarding Petition # REZ 26-05 Filed by Brent Holdings, LLC Requesting to Rezone Property Located at 1612 South Highway 29, Newnan - District 2**

Zoning Coordinator Nicole Blackwell presented Petition # REZ 26-05 filed by Brent

Holdings, LLC requesting to rezone property located at 1612 South Highway 29, Newnan [Parcel # 088-2071-002, # 089-2090-003 (partial), and # 089-2090-004 (partial)], from *RC* (*Rural Conservation*) to *LM* (Light Industrial) for the purpose of allowing development of future retail sales and warehouse buildings with adjacent supply buildings on 43.56± acres. She explained that according to the *Coweta County Zoning and Development Ordinance*, the LM district classification is established to provide appropriate locations for heavy commercial and light industrial uses, all of which shall be nuisance-free and not generators of hazardous waste. It is intended that light manufacturing uses shall be located either on arterial or major collector streets or within industrial parks having access to such thoroughfares. She further explained that the applicant is requesting a rezoning that would extend the existing LM (Light Industrial) zoning northward from the applicant's adjoining property to the south to support the expansion of the Brent Scarbrough & Company campus. She explained that the conceptual site plan indicates two (2) supply buildings totaling up to 11,500 square feet each and an equipment sales and warehouse building totaling 72,500 square feet, which will be located outside the QDCD (Quality Development Corridor Overlay District). The site plan also depicts a 100-foot natural buffer along the northeastern, eastern, and southwestern property lines where the subject property abuts RC-zoned properties. In closing, she noted that the subject property has surrounding zoning districts from RC (Rural Conservation) to M (Industrial) with the Newnan Coweta County Airport located nearby, highlighted the factors reviewed by staff during the zoning application process, and presented ten (10) conditions for consideration by the Board should they choose to approve the request.

In response to questions from Commissioner Reidelbach, Public Works Administrator Handley confirmed that a traffic study had been completed, which analyzed both existing and projected traffic conditions. He stated that a traffic signal would be installed on April Court directly across from the entrance to the Pilot Gas Station. He further confirmed that the traffic signal improvements would be required if development proceeded in accordance with the proposed conceptual site plan referenced by Ms. Blackwell.

Mr. Richard Ferry, applicant, addressed the Board to clarify any confusion regarding the site plan. He explained that the proposed plan represents a transition from the existing property, identifying the area currently used for tractor parking as well as the maintenance equipment located at the site. He further explained that their existing operations have been found to be inefficient and explained that the primary goal of the proposed plan was to improve traffic flow. He noted that the redesign would allow equipment to be safely unloaded from tractors and trucks, moved along the site, and exited onto April Court in a more efficient manner.

In response to a question from Commissioner Reidelbach, Mr. Ferry explained that the development will include some small offices, but the main goal is to operate and work on tractors and trucks.

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

Mr. Dan Tucker, East Aviation Way, Newnan thanked staff and Mr. Ferry for explaining the need for Brent Holdings and offered to answer any other questions from the Board.

Mr. Steven Jones, applicant representative, reiterated Mr. Ferry's presentation and stated that he believed the request represented a natural extension of the rezoning along highway 29. He explained that the proposal would allow Brent Scarborough & Company to make more efficient use of the existing and new campus for operations. In closing, he requested that the Board approve the rezoning application.

Mr. Kevin Lilly, Elys Ridge, Newnan, addressed the Board and explained that he is part of the Seventh Day Adventist Church that is adjacent to the subject property. He expressed that he and the church/school are in full support because Brent Holdings, LLC are good neighbors to them and he believes that they can work together and both be successful.

Chairman McKenzie called for any comments in opposition of the proposed rezoning request. There were none.

Motion to: Close Public Hearing

The Board voted to close the Public Hearing regarding Petition # REZ 26-05 filed by Brent Holdings, LLC requesting to rezone property located at 1612 South Highway 29, Newnan [Parcel # 088-2071-002, # 089-2090-003 (partial), and # 089-2090-004 (partial)], from RC (Rural Conservation) to LM (Light Industrial) for the purpose of allowing development of future retail sales and warehouse buildings with adjacent supply buildings on 43.56± acres.

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

Motion to: Approve

The Board voted to rezone 43.56± acres located at 1612 South Highway 29, Newnan [Parcel # 088-2071-002, # 089-2090-003 (partial), and # 089-2090-004 (partial)] from RC (Rural Conservation) to LM (Light Industrial) as requested in Petition # REZ 26-05 filed by Brent Holdings, LLC subject to the following conditions:

1. The property shall be utilized for equipment and retail sales, warehousing, garages, contractor shops, offices and administrative facilities, outdoor storage/inventory, and customary accessory buildings and uses.
2. Prior to or in conjunction with development of the portion of the site that is

designated as “Future Equipment Sales & Warehouse”, or prior to the addition of any buildings except the proposed “Maintenance & Logistics Office Building”, the applicant shall construct a direct driveway/roadway connection to April Court/East Aviation Way from the property to allow for access from the intersection of US 29 and April Court. The location of the connection to April Court shall be approved by Public Works.

3. Prior to or in conjunction with development of the portion of the site that is designated as “Future Equipment Sales & Warehouse”, or prior to the addition of any buildings except the proposed “Maintenance & Logistics Office Building”, the applicant shall reimburse the County for the County’s portion of the cost to signalize the intersection of US 29 with April Court/Pilot Driveway. Additionally, the applicant shall be responsible for any modifications to the signal design or signal construction that may become necessary because of the development of the rezoned property.
4. Prior to or in conjunction with development of the portion of the site that is designated as “Future Equipment Sales & Warehouse”, or prior to the addition of any buildings except the proposed “Maintenance & Logistics Office Building”, the applicant shall construct a right-turn lane along US 29 at the proposed right-in-right-out driveway and shall also construct the right-in-right-out driveway. The right-turn lane shall extend back to the intersection with April Court, subject to Georgia Department of Transportation (GDOT) approval.
5. Prior to or in conjunction with development of the portion of the site that is designated as “Future Equipment Sales & Warehouse”, or prior to the addition of any buildings except the proposed “Maintenance & Logistics Office Building”, the applicant shall construct a right-turn lane along US 29 at the approach to the I-85 northbound on-ramp, subject to GDOT approval.
6. All transportation improvements shall be substantially completed prior to issuance of any certificates of occupancy on the rezoned property with the exception of the “Maintenance & Logistics Office Building” that is depicted on the rezoning site plan.
7. Prior to issuance of any building permits for the site, all necessary permits or approvals must be obtained from the Federal Aviation Administration (FAA) for the proposed structures on the site.
8. The applicant shall be responsible for stormwater management in compliance with Chapter 30 of the Coweta County Code of Ordinances. Each subbasin shall be analyzed at the point where it exits the development site. In addition, runoff reduction practices shall be implemented upstream of detention and/or retention facilities to minimize long-term maintenance issues and to provide a treatment-train approach, as intended by the ordinance.
9. The applicant shall establish a 100-foot undisturbed buffer along all portions of the subject property where it adjoins residentially zoned properties, in accordance with Article 25 of the Coweta County Zoning and Development Ordinance, unless a variance is granted through the normal variance procedure.

10. The applicant shall obtain a land disturbance permit (LDP) for the proposed "Equipment Storage Yard" area shown on the Concept Plan within an 18-month period beginning the next business day following approval by the Board. If the applicant fails to do so, the Board may initiate rezoning of the property.

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

5. **Public Hearing Regarding Petition # REZ 25-12 Filed by Taylor and Mathis Properties VI, LLC Requesting to Rezone Property Located off Weldon Road, Newnan - District 4**

Zoning Manager Lisa Eschman presented Petition # REZ 25-12 filed by Taylor and Mathis Properties VI, LLC requesting to rezone property located off Weldon Road, Newnan (Parcel # 129-7096-14, # 129-7096-015, # 129-7096-016, # 129-7096-018, # 129-7096-019, and # 129-7096-020) from *RC* (*Rural Conservation*) to *LM* (*Light Industrial*). She explained that the subject property consists of 60± acres that are comprised of seven (7) parcels located off Weldon Road. Properties to the west and south of the subject property consist of established residential parcels zoned *RC* (*Rural Conservation*), while properties to the north, north-east and east are located within the City of Palmetto and are zoned the City's *M-1* (*Light Industrial*) zoning district. She noted that from the conceptual site plan that was submitted by the applicant, it is proposed to develop two (2) warehouse buildings totaling to approximately 499,360 square feet, with each building proposed at a height of 50 feet. The buildings will need an administrative height variance, subject to review and approval by the Airport Authority, Building Department, and Fire Marshel, as the zoning district permits a maximum building height of 34 feet, 11 inches. She explained that the building closest to Weldon Road is proposed as a 270,400 square-foot rear-load facility that will include a 185-foot truck court, two hundred and forty-eight (248) vehicle parking spaces located along the front of the building, and sixty-seven (67) trailer parking spaces located behind the building. The second building that will be located at the rear of the site, is proposed as a 228,900 square-foot front-load facility with a 185-foot truck court, sixty-three (63) trailer parking spaces located at the front of the building, and sixty-four (64) vehicle parking spaces along the sides of the building. In closing, she highlighted the factors reviewed by staff during the application process and presented eight (8) conditions for consideration by the Board should they choose to approve the rezoning request.

In response to questions from Commissioner Reidelbach, Administrator Fouts confirmed that the County's last Comprehensive Plan was done five (5) years ago and the current industrial buildings were not there at the time the Plan was written. He noted that the one to the south was constructed in 2023 and both buildings were within the city limits of Palmetto.

Commissioner Reidelbach noted that the subject property is surrounded by areas zoned for light industrial use and expressed his opinion that the area may continue to develop industrially over time. He also indicated that he has additional questions for the developer about proposed frontage buffering, including trees, berms and landscaping.

In response to questions from Commissioner Smith regarding the proposed site plan not being consistent with the Comprehensive Plan, Zoning Director Ben Sewell, explained that the Comprehensive Plan designates the property as priority residential development. However, he explained that since the most recent update to the Plan, the surrounding properties have been annexed into the City of Palmetto. He noted that during the application process, staff refers back to the most current Plan, as adopted, but emphasized that the development pattern of the area has evolved over the past five (5) years.

In response to questions from Commissioner Smith, Ms. Eschman confirmed that there are nineteen (19) parcels that are located across from the proposed development, but she cannot confirm if each parcel contains a residential dwelling. She also stated the proposed height of the building is 50 feet and faces the *RC* (*Rural Conservation*) zoned property.

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

Ms. Veronica Lanier, Weldon Road, Palmetto, stated that she and her family are in support of this rezoning and that even though it has been a hard decision, she would rather the Board take a proactive approach allowing growth to occur in a controlled and well-planned manner, rather than reacting later under increased development pressure. She explained that approving it now will give the families the necessary time to plan and transition appropriately in a safe and thoughtful way. In closing, she asked the Board to approve the rezone and thanked the Board for their time and consideration.

Mr. Joe Oxford, Weldon Road, Palmetto, stated that he has signatures that support the rezoning because they see growth coming down Weldon Road. He reiterated what Ms. Lanier said that the families wish to exit in a controlled manner. In closing, he thanked the Board.

Ms. Christina Weir, Weldon Road, Palmetto, addressed the Board and stated that the rural lifestyle on the road is gone and even when she tried to sell her property as residential years ago, no one wanted it. She explained that she would not stand in the way of the company improving its business. She further explained that they have been good neighbors and wished them the best.

Ms. Mary Adkins, Weldon Road, Palmetto, stated that the area appears suitable for business development and noted existing traffic concerns at a nearby intersection. She emphasized the importance of transparency and public access to information regarding future development, so residents can make informed decisions. She suggested providing clearer information about areas likely to develop and expressed support for buffering, environmental protections, and compatibility measures between developments and neighboring properties. She explained that greater transparency and communication would help build public trust and acceptance of future growth and development.

Mr. Michael Irby with Taylor & Mathis, stated that staff, legal counsel, and the property sellers had addressed the key issues. He noted the project is a significant part of the company's portfolio and described the firm as a long-standing private developer that takes a careful, long-term approach to development. He stated the company aims to be a good neighbor throughout the development and ownership process and offered to answer any additional questions from the Board.

Mr. Ronny Jenkins, Weldon Road, Palmetto, addressed the Board regarding the rezoning request. In response to his questions, County Administrator Fouts, Chairman McKenzie, and Community Development Director Sewell clarified that the applicant used an overlay for the parcel map which does not accurately reflect the exact boundaries on the site plan. Mr. Sewell further explained that there will be a 100-foot buffer between the proposed development and residentially zoned properties. He noted that at the time of development, staff will evaluate whether a natural or planted buffer is used depending on the existing vegetation. In areas with mature tree coverage, a natural buffer may be retained along residential property lines, while additional evergreen plantings may be used internally to maintain year-round screening.

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

Mr. William "Bill" Forsyth, Jackson Creek Drive, Newnan, expressed concerns about the expansion of industrial and commercial development onto Weldon Road. He stated that while many residents have accepted the transition toward commercial and industrial uses, he believes the development was continuing further west and south into more residential areas. He emphasized that the purpose of zoning is to prevent the mixing of land uses and to protect quality of life. He urged the Board to stop letting the expansion continue before it progressed further into neighboring communities.

Ms. Frankie Hardin, District 3, stated that rezoning decisions over the years have contributed to the expansion of industrial developments in residential areas. She also expressed concerns about meeting procedures and unequal treatment that she encountered from a deputy during a previous meeting. She explained that she understands the rights of property owners to pursue development opportunities but urged the Board to stop the continued expansion of industrial uses into residential areas.

Mr. Donald Gamblin, Weldon Road, Palmetto stated that he and his wife did not wish to relocate and believes there was no need for additional warehouses in the area. He noted that there are many existing warehouses that are vacant and that warehouses do not generate a significant number of jobs. He further stated that he understands why some property owners want to sell their land but expressed concern about the loss of trees, impacts on wildlife and the effect of continued industrial development would have on nearby residents.

Administrator Fouts explained that in accordance with the rules governing the meeting, the applicant has five (5) minutes remaining for rebuttal.

In rebuttal, Mr. Jones (Dunwoody Village Parkway, Atlanta) stated that the property is surrounded by industrially zoned properties and that the request represents an infill development consistent with existing zoning and development patterns in the area. He explained that many property owners along Weldon Road support the rezoning, as evidenced by a signed petition, because they recognized the ongoing development trend and the value associated with the area's natural progression. He noted that a traffic study was completed through the County's Public Works department by the County's on-call traffic engineer, and staff has recommended conditions to mediate the traffic concerns. In closing, he offered to field any questions from the Board.

Motion to: Close Public Hearing

The Board voted to close the Public Hearing regarding Petition # REZ 25-12 filed by Taylor and Mathis Properties VI, LLC requesting to rezone property located off Weldon Road, Newnan (Parcel # 129-7096-14, # 129-7096-015, # 129-7096-016, # 129-7096-018, # 129-7096-019, and # 129-7096-020).

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

Commissioner Reidelbach discussed the proposed contribution of $100,000 from the developer for intersection improvements at Weldon and Palmetto-Tyrone Road (condition # 2) and suggested that the contribution be tied to issuance of the Land Disturbance Permit, with provisions to revisit costs if permits are not issued within 18 months. He also requested enhanced site buffering, including berming and tree plantings along the south side of the property (condition # 7), with the combined buffer height exceeding the height of the proposed building. In addition, he emphasized that buffering on the west side of the property should ensure full visual screening year-round, including during winter months. He requested that landscaping, including evergreen plantings as needed, be designed so that the buffer would exceed the height of the building to prevent visibility from the west side.

In response to a question from Commissioner Fisher, Mr. Handley explained that Public

Works calculated the $100,000 based on the percentage increase in traffic delay identified in the traffic study. He stated that the study showed approximately a 7% increase in delay on the northbound Palmetto-Tyrone Road approach to Weldon Road. Using the estimated $1.5 million cost of the planned intersection improvement project, the 7% impact was applied to that figure, resulting in a contribution of approximately $100,000.

At Commissioner Smith's request, Mr. Sewell restated the proposed edits to conditions # 2 and # 7 along with the verbiage to add a new condition (# 9).

Motion to: Approve

The Board voted to rezone 60± acres located off Weldon Road, Newnan (Parcel # 129-7096-14, # 129-7096-015, # 129-7096-016, # 129-7096-018, # 129-7096-019, and # 129-7096-020) as requested in Petition # REZ 25-12 filed by Taylor and Mathis Properties VI, LLC subject to the following conditions:

1. The development shall be limited to warehouse buildings with a combined maximum floor area of 499,360 square feet.
2. Prior to the issuance of a Land Disturbance Permit, the developer shall contribute $100,000 to the County to be used for the design and construction of the intersection relocation and intersection improvement project at the intersection of Weldon Road with Palmetto-Tyrone Road.
3. Intersection sight distance that meets the American Association of State Highway and Transportation Officials (AASHTO) requirements must be provided for the proposed site driveways. Left turn lanes and right turn lanes shall be designed and constructed by the developer on Weldon Road at both site driveways.
4. All road improvements shall be constructed prior to issuance of the first certificate of occupancy for the development.
5. All work within the right-of-way shall meet current American Association of State Highway and Transportation Officials (AASHTO), Coweta County and Georgia Department of Transportation (GDOT) standards.
6. The permit applicant shall be responsible for stormwater management, meeting the requirements of *Chapter 30* of the *Coweta County Code of Ordinances* and specifically providing the required Runoff Reduction practices upgradient from the detention/retention ponding to help avoid maintenance concerns and provide a treatment train approach as intended by the ordinance.
7. The developer shall be required to provide visual buffering between the site and Weldon Road along the site's frontage, except for view corridors at each of the drive entrances that are no more than 200 feet wide, measured as 100 feet on each side of the entrance drive centerline at the right-of-way (ROW) of Weldon Road. The buffering shall include earthen berms, with a maximum slope of 2:1, and the evergreen vegetation meeting the requirements of *Article 25 of the Zoning and Development Ordinance*. The berms and evergreen vegetation shall be designed

and maintained such that, upon the vegetation reaching mature growth, the buildings are fully screened from view from the Weldon Road right-of-way, except through the drive corridors described above.

8. The applicant shall obtain a land disturbance permit within an 18-month period beginning the next business day following approval by the Board. If the applicant fails to do so, the Board may initiate rezoning of the property.
9. The required 100-foot buffer along the western property boundary shall include earthen berms, with a maximum slope 2:1 and evergreen vegetation meeting the requirements of *Article 25 of the Zoning and Development Ordinance*. The berms and evergreen vegetation shall be designed and maintained such that, upon the vegetation reaching mature growth, the building are fully screened from view from the adjacent property.

RESULT: Passed (3 to 2)
MOVER: Jeff Fisher
SECONDER: John Reidelbach
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher
NAYS: Bob Blackburn, Alphonso Smith

Regular Session

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

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

Ms. Amiee Tybor, District 2, addressed the Board regarding a proposal to enact a moratorium on data centers (agenda item # 15). She stated that she would support the moratorium so that the County can pause applications and draft new regulations if the intent was to include health impact assessments related to physical health. She also expressed her belief that there should be rules and limitations governing the backup generators used at the data center facilities. Additionally, she stated that road conditions and infrastructure impacts should be addressed before and after development occurs. In closing, she expressed her belief that such facilities should not be located in rural communities.

Mr. John Kurtz, District 2, addressed the Board regarding a proposal to enact a moratorium on data centers (agenda item # 15). He stated that he believes the proposed moratorium was inadequate and expressed his opinion that it was being considered only in response to public pressure from the citizens of Coweta County. He further stated his belief that the Commissioners felt compelled to implement the moratorium because of concerns raised by the community.

Ms. Sandrina Kurtz, District 2, addressed the Board regarding a proposal to enact a moratorium on data centers (agenda item #15). She expressed concerns about the Board's approval of data center developments and questioned whether their impacts had been fully considered. She further expressed concerns related to public health, safety, security, infrastructure, and environmental effects, and urged the Board to conduct a comprehensive review of the Data Center Ordinance and reconsider future data center development in the County.

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

6. **Recommend Approval of Petition # VAR 26-10 Filed by Andrew and Elizabeth Straessle Requesting a Front Yard Setback Variance for Property Located at 9 West Shore Trace, Newnan - District 3**

Zoning Coordinator Blackwell presented Petition # VAR 26-10 filed by Andrew and Elizabeth Straessle requesting a front-yard setback variance for property located at 9 West Shore Trace, Newnan (Parcel # 071-5184-057) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the property is identified as lot 521 of the Lake Redwine Plantation Subdivision, contains a single-family residence that was constructed in 2011, and consists of 0.819± acres zoned *RC* (Rural Conservation). The applicant is requesting a variance from the required front building setback to allow the construction of a 22-foot by 22-foot detached garage. The applicant stated in their application that the structure is intended to be used for storage of yard equipment, tools, paint, and chemicals, as well as for use as a workshop. She explained that the proposed detached garage is positioned to accommodate a functional driveway layout while minimizing additional disturbance to the existing yard area, and it avoids having the garage directly face the street, which is intended to maintain neighborhood aesthetics. She also noted that the proposed detached garage is located 20-feet from the principal dwelling and 10-feet from the property line, meeting the applicable separation and setback building requirements. However, the structure encroaches 10-feet into the required 50-foot setback, resulting in a reduced building setback to 40-feet from the right-of-way of West Shore Trace. In closing, she presented two (2) conditions for consideration by the Board should they choose to grant the request.

In response to a question from Commissioner Reidelbach, Ms. Blackwell and Commissioner Smith confirmed the location of the garage doors and stated that the drawing depicted only an estimated location of the structure on the property.

Motion to: Grant

The Board voted to grant a 10-feet front yard setback reduction (from 50-feet to 40-feet) for property located at 9 West Shore Trace, Newnan (Parcel # 071-5184-057) as requested in Petition # VAR 26-10 filed by Andrew and Elizabeth Straessle, subject to the following conditions:

1. The detached garage shall be located a minimum of 40 feet from the right-of-way of West Shore Trace as shown on the site plan submitted with the variance application.
2. Prior to the issuance of a building permit, the applicant shall obtain approval from the applicable Homeowners Association (HOA) for the proposed detached garage, including its location and placement on the property.

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

7. **Recommend Approval of Petition # VAR 26-11 Filed by Jeffrey Grubbs Requesting a Guest House Variance for Property Located at 344 Bill Hart Road, Newnan - District 2**

Zoning Manager Eschman presented Petition # VAR 26-11 filed by Jeffrey Grubbs requesting a guest house variance for property located at 344 Bill Hart Road, Newnan (Parcel # 112-1020-010) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the property consists of 7.63± acres and is zoned as RC (Rural Conservation). She further explained that the applicant wishes to construct a guest house. Under *Article 7, Section 72, Item 11(B) of the Coweta County Zoning and Development Ordinance*, a minimum of ten (10) acres is required to accommodate both a principal dwelling and a guest house. Therefore, the applicant is requesting a reduction in the minimum required acreage from ten (10) to 7.63± acres. She noted that the guest house will be located in the rear yard, approximately 115 feet from the primary dwelling and will be accessed through a shared driveway from Bill Hart Road. In closing, she presented two (2) conditions for consideration should the Board choose to grant the request.

In response to a question from Commissioner Smith, Ms. Eschman confirmed the location of the current septic and the one that is proposed for the guest house.

Motion to: Grant

The Board voted to grant a guest house minimum acreage reduction (from 10-acres to 7.63-acres) for property located at 344 Bill Hart Road, Newnan (Parcel # 1120-1020-010) as requested in Petition # VAR 26-11 filed by Jeffrey Grubbs subject to the following conditions:

1. The applicant understands that the guest house should be maintained according to the ordinance requirements and deed of use restriction and shall not be established as an independent residence outside the Guest House Ordinance.
2. The Community Development Department shall review and approve the Deed of Use Restriction prior to recording with the Clerk of Superior Court.

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

Unfinished Business

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

Motion to: Approve

The Board voted to appoint Mr. Scott Robertson as the 1st District representative to the Board of Tax Assessors for the term beginning June 1, 2026, and expiring December 31, 2027, to fill the unexpired term of Mr. Mickey Rogers.

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

Commissioner Fisher expressed appreciation to Mr. Mickey Rogers for his years of service and stated that he had done an excellent job as a member of the Board of Tax Assessors.

New Business

Bids and Contracts

9. **Request Approval/Execution of the First Amendment to Intergovernmental Agreements Associated with Tax Collection Services Provided by the Tax Commissioner**

Administrator Fouts explained that Tax Commissioner Justin McMichael is authorized to collect property taxes on behalf of the City of Chattahoochee Hills, the City of Grantville, the City of Haralson, the Town of Moreland, the City of Newnan, the City of Senoia, the

Town of Sharpsburg, and the Town of Turin under a previous Intergovernmental Agreement. Staff has drafted an amendment to the Intergovernmental Agreements with each of the municipalities. He stated that the terms and amount collected for tax collection services will remain unchanged. However, the method of compensation for those services has been revised to permit funds paid by each municipality to be used towards the Tax Commissioner's local salary supplement, in accordance with the County Resolution Establishing Salary Supplements for Constitutional Officers and Elected Officials (see February 17, 2026 minutes).

Motion to: Execute

The Board voted to execute the first amendment to the Tax Collections Agreements with the City of Chattahoochee Hills, the City of Grantville, the City of Haralson, the Town of Moreland, the City of Newnan, the City of Senoia, the Town of Sharpsburg, and the Town of Turin.

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

10. **Request Approval/Execution of an Intergovernmental Agreement with the Georgia Department of Agriculture**

Assistant Administrator Mickle stated that funding is included in the 2025 SPLOST for an expansion of facilities at the Fairgrounds, including additional parking, a covered arena, and other ancillary structures, such as an agricultural building. She further explained that Coweta County has been awarded $1 million from the Georgia Department of Agriculture to supplement the SPLOST funding for this project. In addition, the Department of Agriculture has requested that the Board execute an Intergovernmental Agreement associated with $1 million in funding for the Fairground's expansion project.

Chairman McKenzie thanked the legislative delegation for their assistance in securing the funding and helping ensure that the money was transferred to the County to support the covered arena project. He stated that he believes it is a great project and looked forward to seeing it come to life.

In response to questions from Commissioner Reidelbach and Commissioner Smith, Ms. Mickle confirmed that the project is for an expansion of the Fairgrounds, that funding for the project had been budgeted through SPLOST, and that the $1 million grant will be applied toward the overall project expense.

Motion to: Execute

The Board voted to execute an Intergovernmental Agreement with the Georgia

Department of Agriculture associated with grant funding totaling $1 million to be utilized toward the Fairgrounds expansion project.

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

11. **Request Approval/Execution of an Intergovernmental Agreement with the Housing Authority of the City of Newnan**

Administrator Fouts explained that at the Commission meeting held on May 19, 2026, the Board voted to authorize Attorney Lee to act as hearing officer to conduct a TEFRA hearing associated with the issuance of tax-exempt revenue bonds for the Monarch at the Creek Senior Living Community, contingent upon an Intergovernmental Agreement (IGA) with the Housing Authority of the City of Newnan. He stated that the Authority's bond counsel has drafted an IGA for the County's review and consideration. He further explained that, under the proposed IGA, the Housing Authority would be authorized to issue tax-exempt revenue bonds used to finance an approximately 216-unit affordable housing community for senior adults located at 145 Monarch Circle, Newnan in the unincorporated area of the county. He stated that the Authority will earn issuer fees payable by the borrower (Hollz Pkwy Senior, LLC) at the time of the issuance of the bonds. The Authority has agreed to compensate the County in the amount of $150,000 for assisting the Authority related to the bonds. The County's compensation shall be used to provide housing services for the benefit of the citizens of the County. In closing, he noted that the TEFRA hearing was conducted by Attorney Lee on Thursday, June 11, 2026.

Motion to: Execute

The Board voted to execute an Intergovernmental Agreement (IGA) with the Housing Authority of the City of Newnan associated with the issuance of tax-exempt revenue bonds for financing of the Monarch at the Creek Senior Living Community located within unincorporated Coweta County.

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

12. **Bid Award Associated with Roadside Tree Pruning on Various County Roads**

Agenda item # 12 "Bid Award Associated with Roadside Tree Pruning on Various County Roads" was previously removed from the agneda as requested by staff.

13. **Bid Award Associated with Replacement of the Water Heater System at the Correctional Institution**

Motion to: Reject Bid and Negotiate

The Board voted to reject the sole bid received and to authorize staff to negotiate with Maxair (sole bidder) to value engineer replacement of the Water Heater System at the Correctional Institution.

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

Additional Action Items

14. **Request Acceptance of the Fiscal Year 2027 Grants to be Utilized by the Coweta County Accountability Courts**

Motion to: Execute

The Board voted to execute the applied grants through the Criminal Justice Coordinating Council (CJCC) and to designate the County Administrator as the "Authorized Official" to execute any related documents.

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

Administrator Fouts noted that the matching funds for the grants would be paid by participant fees.

15. **Request Approval/Execution of a Resolution to Enact a Moratorium Associated with Data Centers**

Administrator Fouts noted that at the Work Session held on June 11, 2026, the Board instructed staff to place a Resolution to Enact a Moratorium associated with data centers on tonight's agenda. The proposed Resolution would enact a one hundred-eighty (180) day moratorium beginning on June 16, 2026, and expiring on December 13, 2026, regarding the acceptance of applications for permits, land use amendments, rezoning or conditional use permit applications, variance applications, and all public hearings relating to data centers. He reiterated that the moratorium shall expire at 11:59 p.m. on December 13, 2026, unless the Board adopts an amendment to the current land use regulations on data centers prior to the expiration or affirmative action by the Board to extend or terminate the moratorium.

Commissioner Fisher commented that he wanted to confirm that the purpose of the moratorium was solely to address amendments related to onsite power generation and limiting the number of data centers, and nothing beyond those matters.

Commissioner Reidelbach noted that while these matters had been discussed during the Work Session, he feels that additional issues need to be discussed. He recommended placing the *Data Center Ordinance* on the July 14, 2026, Work Session agenda so that the ordinance could be reopened for further discussion and to address all related matters.

In response to a question from Commissioner Reidelbach, Administrator Fouts explained that, historically, discussion of issues during a Work Session is how staff has received feedback from the Board, and unless the Board provides specific direction tonight, he believes that a Work Session would be the best course of action.

When asked by Commissioner Smith to restate his concerns, Commissioner Reidelbach explained that Commissioner Fisher indicated that the purpose of the moratorium was to pause any data center applications, so the Board can address issues concerning onsite power generation and establishing a cap on the number of data centers in the county. Those matters can be addressed through amendments to the ordinance, but he believes there are more than those two (2) issues to be considered.

Commissioner Fisher expressed concern that expanding the scope of the ordinance discussion would go beyond what the Board had discussed during the Work Session. He further stated that if the Board intends to broaden the discussion, he feels that it should be made clear what the purpose and scope of this effort will be.

County Attorney Lee noted that the moratorium was not drafted with any specific limitations. It was drafted to facilitate an overall review of the ordinance. Therefore, staff needs direction from the Board regarding how they wish to proceed and what specific issues they would like staff to address.

Chairman McKenzie and Commissioner Smith agreed that they would like an overall review of the *Data Center Ordinance.*

Commissioner Reidelbach noted that the Moratorium and any future amendments to the *Data Center Ordinance* will have no bearing on approved or any projects that have already been submitted for the application process.

In response to a question from Commissioner Reidelbach, Administrator Fouts explained that he believes there could be several projects that may qualify as vested under state law, but Attorney Lee would need to provide a legal opinion on that matter.

Attorney Lee explained that each project would need to be considered on a case-by-case basis. However, there are established state laws concerning vested rights, including factors such as timing of an application, reliance on existing regulations, and related considerations.

In response to questions from Chairman McKenzie and Commissioner Reidelbach, Attorney Lee explained that projects that have not yet been approved for rezoning would still be required to be considered by the Board during a Public Hearing. However, if the project is determined to be vested, the applicant will not have to wait the 180 days outlined in the moratorium.

Administrator Fouts clarified that the only exception is if a property is already appropriately zoned. Then, the applicant can proceed through the development review process. In those cases, the matter would not come before the Board for consideration. This would only apply to existing or pending applications and not to new applications submitted after enactment of the moratorium.

Commissioner Fisher stated that he did not want to mislead the citizens, because only two (2) specific issues had been discussed during the Work Session rather than a comprehensive review of the ordinance. If the purpose at the Work Session was to simply enact a moratorium to provide for a comprehensive review of the ordinance, he does not feel that the Board should have isolated only two (2) specific items at the Work Session and that is his only hesitation.

Attorney Lee explained that the moratorium as drafted is intended to facilitate a comprehensive review and is not limited to specific issues. He further explained that staff needs direction from the Board on the desired scope of the ordinance review and indicated that the draft language would need to be amended if a narrower review was preferred.

Commissioner Fisher explained that the issue under consideration had become a "hot topic" with the public, but he expressed his reluctance to impose a moratorium solely because a particular type of development had become a "hot topic." He noted that similar actions had not been taken for other forms of development and cautioned against establishing such a precedent. He indicated his willingness to support the Board's preferred approach but emphasized the need for clarity regarding the purpose and scope of the proposed moratorium.

Commissioner Smith commented that, because data centers are a sensitive subject, he believes that the proposed moratorium and any limitations on the number of data centers should be included as part of a broader review of the ordinance.

Motion to: Execute

The Board voted to execute a Resolution to Enact a Moratorium on the Acceptance of

New Applications Associated with Data Centers.

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

16. **Request Approval/Execution of a Right-of-Entry Associated with Storm Drain Pipe Repair at 110 Hazelridge Lane, Sharpsburg - District 4**

Motion to: Execute

The Board voted to execute a Right-of-Entry with Mr. John Maupin for the purpose of repairing a failing storm drain pipe located at 110 Hazelridge Lane, Sharpsburg.

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

Supplemental and Non-Agenda Items

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

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

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

The following citizens expressed concerns regarding the proposed data centers. Concerns included potential negative impacts on water, local wildlife, ecosystem, quality of life, home values, traffic, noise, utilities, public health and the suitability for raising families and concerns for the elderly.

- Ms. Chole Childress, District 3
- Ms. Robin Angus, District 3
- Ms. Cathy Newman, District 2
- Mr. Jimmy Newman, District 2
- Ms. Michele LoRe, District 3
- Ms. Debra Davis, District 3
- Ms Jill Daniel, Timberidge Drive, Newnan
- Ms. Margaret Jordan, MacKenzie Court, Newnan

Ms. Julie Boyce, District 4, expressed sympathy for the citizens regarding the proposed data center. She then shared her concerns about her business, UCare WeCare Family Clinic, located in the Sargent area of District 2. She explained that she opened that clinic following the passing of her father in 2020 as a way to honor his memory and provide healthcare services to residents in the area. She further explained that Tanner Medical Center of Carrollton has purchased the complex where her clinic is located. She emphasized that she was not opposed to progress or development but wanted to express concerns about the potential impact on her business and the surrounding community.

Announcements and Comments from the Commissioners

Chairman McKenzie called for any announcements and/or comments from the Board.

Chairman McKenzie noted that he would like to add a review of cottage food licenses to the next Work Session agenda for July 14, 2026.

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

There were no issues to be discussed in Executive Session.

Regular Session

Affidavit

Adjournment

Motion to: Adjourn

The Board voted to adjourn the meeting.

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