Coweta County Board of Commissioners

Public Hearing/Regular Meeting Session

Minutes

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

Shannon Zerangue
County Clerk
770.254.2601

July 7, 2026 | **6:00 PM** | **Commission Chambers, 37 Perry Street, Newnan, GA 30263**

Coweta County Board of Commissioners

Roll Call/Call to Order

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

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

The Board voted to remove item # 7 (Extension Associated with a New Package Beer and Wine License for Property located at 1253 Lora Smith Road, Newnan) from the agenda because the applicant withdrew their request.

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

Approval of Minutes

1. **Request Approval of Minutes from the Work Session Held on June 11, 2026**

Motion to: Approve

The Board voted to approve the minutes from the Work Session held on Tuesday, June 11, 2026.

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

2. **Request Approval of the Minutes from the Public Hearing/Regular Meeting Session Held on June 16, 2026**

Motion to: Approve

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on Tuesday, June 16, 2026.

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

Consent Agenda

3. **Confirm Execution of a Professional Services Agreement Associated with a Bicentennial Concert**

Administrator Fouts explained that at the Commission meeting held on April 21, 2026, the Board voted to execute a Professional Services Agreement with Dennis Freeman Consulting associated with planning of a bicentennial concert, contingent upon final legal review. Staff is in receipt of the final agreement which also specifies separate fees for each phase, ensuring flexibility should the Board decide against proceeding with the event.

In response to Commissioner Smith's questions, Commissioner Reidelbach clarified that the estimated cost is $5,600 for Phase 1 and $49,000 for Phase 2.

Administrator Fouts explained that Phase 1 consists of site planning and developing the overall budget for the proposal, while Phase 2 involves implementing the concert/festival. He added that ticket pricing is still under discussion and will be brought back to the Board for consideration.

Motion to: Confirm

The Board voted to confirm execution of a Professional Services Agreement with Dennis Freeman Consulting, LLC associated with a bicentennial concert.

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

Supplemental and Non-Agenda Items

Motion to: Approve

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

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

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

4. **Public Hearing Regarding a New Consumption Beer and Wine License Filed by Scotty**

Wen in Operation of Osaka Express (SJWensolutions, LLC) Located at 6855 Highway 16 Suite 300, Senoia - District 1

Licensing and Permitting Manager Joy Thompson explained that Mr. Scotty Wen, representative of Osaka Express (SJWensolutions, LLC), located at 6855 Highway 16 Suite 300, Senoia (Parcel # 157-1230-052) has applied for a 2026 consumption license for beer and wine. This location has had an active alcohol license within the past twelve (12) months (Draft Room); therefore, a certificate from a Georgia registered land surveyor indicating distances as defined in *Section 6-46* of the *Coweta County Code of Ordinances* is not required. The Business and Alcohol License Division has conducted a comprehensive review of the application and has determined that it is complete and meets all relevant requirements. Additionally, the necessary background checks (GCIC) and fingerprint reports (GBI) for Mr. Wen, as the applicant for the license representative, have been finalized, confirming the qualifications as stipulated in the *Alcohol Ordinance*.

In response to questions from Chairman McKenzie and Commissioner Smith, Mr. Wen stated that he understands that there are laws and ordinances governing alcohol sales, and agreed to comply with all applicable regulations. He also confirmed that this is not his first establishment to sell alcohol, noting that he had owned and operated other restaurants prior to this one.

Commissioner Fisher commented that he was glad that something was occupying the space.

In response to Commissioner Fisher's questions, Mr. Wen stated that he hopes to have the place opened by mid-August and is still in the process of getting the space renovated.

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

Motion to: Close Public Hearing

The Board voted to close the Public Hearing regarding a new consumption beer and wine license filed by Scotty Wen in operation of Osaka Express (SJWensolutions, LLC) located at 6855 Highway 16, Senoia (Parcel # 157-1230-052).

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

In response to Chairman McKenzie's question, Ms. Thompson confirmed that the alcohol license does not include the sale of liquor, only beer and wine.

Motion to: Grant

The Board voted to grant a new consumption beer and wine license to Mr. Scotty Wen in operation of Osaka Express (SJWensolutions, LLC) located at 6855 Highway 16, Senoia (Parcel # 157-1230-052), subject to the following conditions:

1. The location should be open within six (6) months from the date of approval, January 7, 2027.
2. Obtain final approval from the Georgia Department of Revenue, Alcohol License Division.

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

5. **Public Hearing Regarding a New Package Beer and Wine License Application Filed by Ragini Rajesh Shah in Operation of Hot Spot (Ravi Brothers, LLC) Located at 8899 Highway 54, Sharpsburg - District 1**

Licensing and Permitting Manager Thompson explained that Ms. Ragini Shah, license representative and manager of Hot Spot (Ravi Brothers, LLC) located at 8899 Highway 54, Sharpsburg (Parcel # 146-6153-012), has applied for a 2026 package license for beer and wine. She noted that this location has had an active alcohol license within the last twelve (12) months (Hot Spot). Therefore, a certificate from a Georgia-registered land surveyor indicating distances as defined in *Section 6-46* of the *Coweta County Code of Ordinances* is not required. The Business and Alcohol License Division has conducted a comprehensive review of the application and has determined that it is complete and meets all relevant requirements. Additionally, the necessary background checks (GCIC) and fingerprint reports (GBI) for Ms. Shah have been finalized, confirming the qualifications as stipulated in the Alcohol Ordinance.

In response to Chairman McKenzie, Commissioner Fisher and Commissioner Smith's questions, Ms. Shah, the applicant, stated that she understands the laws and ordinances governing alcohol sales, and agreed to comply with all applicable regulations. She confirmed that she has owned and operated other establishments since 2002. She also explained that she has never sold alcohol to a minor and stated that the allegation referenced involved the previous owner of the establishment, not her. She further clarified that the application is for a beer and wine license only and does not include distilled spirits.

Ms. Thompson reiterated that there was a previous violation by the former owner but not while Ms. Shah was in operation of the store.

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

Chairman McKenzie called for any comments in opposition of the proposed package license.

Mr. Jason Moore, Tapestry Lane, Newnan, addressed the Board and spoke in opposition to the alcohol license application because of the stores' proximity to Trinity Church and Christian school. He stated that the operation of a retail alcohol outlet adjacent to the church is incompatible with the activities conducted on the campus. He explained that children and teenagers are present on the property throughout the week for weekday activities, Sunday worship services, youth basketball and art programs, Wednesday evening ministries, after-school childcare during the school year and a summer daycare program. Based on these concerns, he requested that the Board deny the alcohol license application.

Mr. Norm Tapley, Jefferson Woods Drive, Peachtree City, addressed the Board in opposition, stating that he is the Chairman and Chief Financial Officer of Trinity Christian School and Trinity Church. He explained that the church and school serve individuals of all ages and conduct numerous activities for children up to young adults throughout the week on the campus. He noted that the campus is designated as alcohol-free and expressed concerns regarding the proximity of the establishment to the church and school. He stated that the properties share an entrance on Highway 54, are directly adjacent to one another, and that the church's property surrounds the gas station on both sides. He further noted that some customers leaving the establishment occasionally cross church property when exiting. On behalf of Trinity Church and Trinity Christian School, he respectfully requested that the Board deny the alcohol license application because of its proximity to the campus, where more than 1,400 students and numerous church members are present on a regular basis.

In response to Commissioner Reidelbach's questions regarding whether the store meets distance requirements and whether Trinity had objected when the original license was issued, Ms. Thompson stated that the distance requirement does not apply because the alcohol license had not been inactive for more than 12 months. She explained that the license has remained continuously active during that time. She further explained that Trinity did not oppose the original license because the store was established before the church was located at that site.

In response to questions from Commissioner Fisher and Chairman McKenzie regarding the license status, Ms. Thompson clarified that beer and wine had previously been sold at this location before the development of Trinity Church. She explained that the alcohol license had remained continuously active and had not lapsed for more than 12 months. She further explained that, during a change in ownership, the new owner typically operates under the current owner's license until a new license is approved, as this arrangement is generally addressed in the closing documents. She also stated that there had been no lapse in the license at the County level and that, to her knowledge, alcoholic beverages had continued to be sold at the location.

In response to Commissioner Smith's question, Ms. Shah confirmed that the establishment sells tobacco products.

In response to Chairman McKenzie's request for clarification regarding whether there had been any interruption in business operations, Ms. Thompson confirmed that there had been no break in service and that the business continued operating during the ownership transition.

In response to questions from Commissioner Smith regarding whether the County requires documentation of an agreement between the buyer and seller to allow the alcohol license to remain in use during ownership transition, Ms. Thompson stated that such agreements are private legal matters between the parties and that the County does not review or become involved in them. She further stated that, based on information provided by the applicant, such an agreement was in place and confirmed that the business currently has an active county alcoholic license. Attorney Lee added that the County considers a license active until it is notified that the license has been surrendered or closed. He further explained that when a license is suspended, the business is required to cease alcohol sales and secure the coolers.

Motion to: Close Public Hearing

The Board voted to close the Public Hearing regarding a new package beer and wine license filed by Ms. Ragini Shah in operation of Hot Spot (Ravi Brothers, LLC) located at 8899 Highway 54, Sharpsburg (Parcel # 146-6153-012).

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

Commissioner Fisher commented that, based on the information presented and the documentation provided, the application met the requirements of the applicable regulations.

Motion to: Grant

The Board voted to grant a new package beer and wine license to Ms. Ragini Shah in operation of Hot Spot (Ravi Brothers, LLC) located at 8899 Highway 54, Sharpsburg (Parcel

146-6153-012), subject to the following conditions:

1. The location should be open within six (6) months from the date of approval, January 7, 2027.
2. Obtain final approval from the Georgia Department of Revenue, Alcohol License Division

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

6. **Continuation of a Public Hearing Regarding Petition # REZ 25-08 Filed by P & L Acquisitions, LLC Requesting to Rezone Property Located at 441 Poplar Road, Newnan - District 2**

** Commissioner Blackburn recused himself from any discussion or decision regarding Petition # REZ 25-08 and exited the meeting. **

Zoning Manager Lisa Eschman explained that tonight is a continuation of a Public Hearing regarding Petition # REZ 25-08 filed by P & L Acquisitions, LLC c/o Pope & Land Enterprises, Inc requesting to rezone property located at 441 Poplar Road, Newnan [Parcel # 087-2006-001 (partial)] from *C-7* (*Commercial Major Shopping District*) to C-9 (*Commerical Amusement Distric*t). She explained that at the Commission meeting held on June 2, 2026, the Board voted to continue the Public Hearing as the applicant and applicant's representative requested to defer a decision regarding the request to allow additional time to work with staff on conditions that are suitable for the County and for the applicant.

Ms. Eschman explained that the subject property is located at the south-west corner of the intersection of Newnan Crossing Bypass East and Poplar Road, and consists of 64.93± acres that was zoned on August 19, 2014, under Petition # 012-14 for twenty-one (21) buildings totaling 140,000 square feet, subject to fourteen (14) conditions. The applicant wishes to develop 12.746± acres of the subject property for outdoor amusement/entertainment use. She noted that the property is bounded by Poplar Road to the north, Interstate 85 to the east, Newnan Crossing Bypass to the west, and the Norfolk Southern Railroad right-of-way to the south. According to the site plan submitted, the proposed outdoor amusement area is located within the interior of the overall site and will include three (3) buildings totaling up to 77,000 square feet. Building B is proposed at 12,000 square feet, Building C at 25,000 square feet, and building D at 40,000 square feet. She further explained that the overall development will be served by four (4) access points, including three (3) proposed signalized intersections along Newnan Crossing Bypass and one (1) proposed right in/right out driveway along Poplar Road. The overall development is proposed to include a mix of retail and commercial uses, hotel accommodations, outdoor amusement areas, and associated parking. She explained that the size and intensity of the proposed development triggered the need for a Development of Regional Impact (DRI) review (DRI # 4547). In closing, she highlighted the factors reviewed by staff during the application process and presented the new conditions (# 1, # 5, # 6, # 8, and # 11) for consideration should the Board choose to approve the rezoning request.

In response to Commissioner Reidelbach's questions about the timeline for completing a traffic signal warrant analysis, Public Works Administrator Handley explained that because Newnan Crossing Bypass is a County-owned roadway, the County has the authority to perform and approve the signal warrant analysis without approval from the Georgia Department of Transportation (GDOT). He added that the County would be able to proceed with installation of a traffic signal once the traffic signal warrants are met.

Commissioner Reidelbach expressed concern that Condition # 1, which limits the subject property to commercial amusement uses, was too broad.

In response to questions from Commissioner Reidelbach, Attorney Lee explained that staff drafted the language in Condition # 1 to provide the applicant with flexibility while limiting uses that the Board would likely find incompatible with the property. He stated that staff did not intend for larger amusement uses, such as a go-kart track, amusement park, or carnival, to be permitted and instead anticipated uses more comparable to a Topgolf-style attraction. He added that the conditions include examples of prohibited uses while allowing sufficient flexibility, so the applicant would not have to return to the Board for minor changes.

In response to Commissioner Reidelbach's suggestion that the applicant be required to return to the Board for approval of any future commercial amusement uses, Attorney Lee explained that imposing such a requirement would necessitate revising the condition. He stated that staff's intent was to strike a balance by prohibiting uses the Board would likely not support while allowing similar commercial amusement uses without requiring the applicant to return for another rezoning. He noted that the recommended conditions were advisory and that the Board could modify them at their discretion.

Administrator Fouts clarified that the *C-9* (*Commercial Amusement District*) permits a variety of uses, including amusement parks, water parks, go-kart tracks, outdoor recreational facilities, batting cases, driving ranges, paintball facilities, stadiums, amphitheaters, arenas, skating rinks, theaters, and drive-in theaters. He explained that staff developed the condition based on the applicant's site plan and rendering while providing sufficient flexibility for uses that are consistent with the proposed development. He added that the applicant could provide additional clarification regarding the proposed uses if necessary.

In response to Commissioner Reidelbach's question, Administrator Fouts clarified that a traditional amusement park would not be permitted under the proposed conditions. He explained that whether a specific use, such as a go-kart track, would be permitted would depend on the details of the proposed development and its consistency with the approved conditions.

Attorney Lee added that it is difficult to draft a condition that addresses every possible commercial amusement use. He suggested that, if there are specific uses that the Board does not wish to allow, those uses could be expressly prohibited in the conditions. He explained that this approach would provide clarity while reducing the need for future rezoning requests. He further noted that, without the proposed conditions, all uses permitted within the *C-9* (*Commercial Amusement*) could be allowed.

Chairman McKenzie questioned whether the amusement activities could be required to be located indoors.

Attorney Lee stated that staff's primary objective in drafting the conditions was to prohibit uses they believed the Board would not want to allow while still providing flexibility for uses consistent with the proposed development. He acknowledged that the language may not be perfect but explained that it was difficult to develop a definition that would address every potential use.

In response to Commissioner Reidelbach's concern, Attorney Lee acknowledged that drafting the condition presents challenges. He stated that the applicant had a valid concern about avoiding the expense of multiple future rezoning requests but emphasized that the proposed conditions are ultimately subject to the Board's decision.

In response to a question from Commissioner Smith, Attorney Lee clarified that the proposed condition does not require all amusement uses to be located indoors. He reiterated that staff drafted the conditions based on what they believed that the Board intended and suggested that the applicant provide additional clarification regarding the proposed uses.

Mr. Steven Jones, applicant representative, thanked the Board for continuing the Public Hearing and expressed appreciation to staff for working with the applicant on zoning conditions that he believes will support a viable and successful development for the county. He stated that the applicant understands the Board's desire to ensure the development is compatible with the surrounding area and not become a traditional amusement park or similar outdoor attraction. He explained that the applicant is seeking flexibility to allow outdoor commercial amusement uses that complement the proposed development, such as miniature golf, golf entertainment venues, racket sport facilities, outdoor gathering areas, dog park concepts with food and beverage service, and similar recreational uses. He stated that these types of uses have been successful in other communities and would be appropriate for the site. He added that the applicant also recognizes the Board's desire to prohibit certain uses that may be incompatible with the surrounding area.

In response to a comment from Commissioner Reidelbach, Attorney Lee noted that the examples discussed by the applicant were not binding. He reiterated that, if the Board wishes to prohibit specific uses, the clearest approach would be to expressly identify those uses in the conditions of zoning.

Mr. Jones explained that the applicant is seeking flexibility to accommodate future entertainment concepts that may not currently exist. He explained that allowing flexibility would enable the development to evolve over time and potentially include multiple appropriate uses within the site without requiring additional zoning approvals from the Board.

In response to questions from Chairman McKenzie and Commissioner Reidelbach, Mr. Jones stated that the applicant has not identified a specific operator for the site and is seeking flexibility to accommodate future entertainment uses. He explained that the proposed development is intended to serve individuals of all ages and cited concepts such as Topgolf and PopStroke-style venues as examples of the type of destination that the applicant envisions. He stated that the goal is to create a central gathering place within the larger commercial development that would complement the surrounding retail uses.

In response to Chairman McKenzie's question about how the proposed development would operate in conjunction with the County's alcohol regulations, Attorney Lee explained that any establishment seeking to sell alcoholic beverages would be required to obtain the appropriate licensure through the same approval process previously considered by the Board tonight.

In response to questions from Commissioner Reidelbach and Commissioner Smith about whether future establishments would permit smoking or vaping, Mr. Jones stated that he presumed the operator would determine those policies. He added that, based on his experience, the entertainment concepts discussed do not typically permit smoking or vaping.

Attorney Lee added that, under state law, a person must be at least 18 years of age to enter an establishment where smoking is permitted.

In response to Commissioner Smith's question about whether the applicant would be willing to present future uses to the Board for review, Mr. Tom Barranco, the applicant, explained that the property is already zoned *C-7 (Commercial Major Shopping)* for indoor recreational uses and that the requested *C-9 (Commercial Amusement District)* designation is intended to accommodate appropriate outdoor entertainment uses as part of the overall master-planned development. He stated that Pope & Land worked extensively to prevent uses that would be undesirable to both the Board and Pope & Land. He added that the intent was not to limit future creativity by making the conditions overly restrictive while still prohibiting uses the Board would not support. He explained that flexibility is important because specific operators have not yet been identified, and many potential users require the appropriate zoning designation before committing to a location.

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

Mr. Phil Prebor, Ballyfin Way, Newnan, explained that he is undecided about the proposed development but expressed his appreciation to staff and the developer for working together to develop conditions intended to prohibit uses that the Board and citizens would not support while allowing appropriate future uses. He stated that he believes the proposed conditions generally accomplish that objective, although they could be refined if necessary. He commented that entertainment concepts such as Topgolf, dog parks, and pickleball facilities can serve as family-oriented gathering places and expressed support for providing a connection to the LINC trail system as the surrounding corridor develops.

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding Petition # REZ 25-08 filed by P & L Acquisitions, LLC c/o Pope & Land Enterprises, Inc, requesting to rezone the property located at 441 Poplar Road, Newnan [Parcel # 087-2006-001 (partial)] from *C-7* (*Commercial Major Shopping District*) to *C-9* (*Commerical Amusement District*).

RESULT: Passed 4-0
MOVER: John Reidelbach
SECONDER: Alphonso Smith
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Alphonso Smith
RECUSED: Bob Blackburn

Commissioner Fisher thanked Mr. Jones for not requesting any additional changes to the proposed conditions.

Mr. Jones expressed his appreciation to staff for their time and effort.

Motion to: Approve

The Board voted to approve Petition # REZ 25-08 filed by P & L Acquisitions, LLC c/o Pope & Land Enterprises, Inc, requesting to rezone the property located at 441 Poplar Road, Newnan [Parcel # 087-2006-001 (partial)] from *C-7* (*Commercial Major Shopping District*) to *C-9* (*Commerical Amusement District*), subject to the following conditions:

1. The subject property shall be limited to commercial amusement uses. Amusement parks (such as Fun Spot, Six Flags, and Great Wolf Lodge), fairgrounds, carnival attractions, and go-kart track uses shall be prohibited.
2. The developer shall design, permit, and reconstruct the intersection and approaches to the intersection of the Poplar Road and the Newnan Crossing Bypass to provide the following:
   a. Dual left turn lanes for westbound (WB) Poplar Road onto southbound (SB) Newnan Crossing Bypass
   b. Implementation of a right-turn overlap signalization for northbound (NB) Newnan Crossing Bypass movement onto eastbound (EB) Poplar Road.
   c. Reconstructed/modified traffic signal control and indications for the reconstructed intersection.
3. The developer shall design, permit, and construct a second right turn lane on the I-85 southbound (SB) off-ramp, to be designed to the satisfaction of the County and the Georgia Department of Transportation and permitted through the Georgia Department of Transportation (GDOT). Traffic signal modifications may be necessary in conjunction with this work.
4. The developer shall design, permit, and construct a second left turn lane on eastbound (EB) Poplar Road for left-turning traffic onto the I-85 northbound (NB) on-ramp, to be designed to the satisfaction of the County and the Georgia Department of Transportation (GDOT) and permitted through the Georgia Department of Transportation (GDOT). Traffic signal modifications will be required for this work.
5. The development of which the subject property is a part is planned for three (3) full access driveways from the property onto Newnan Crossing Bypass as shown and labeled as Driveway "B", Driveway "C", and Driveway "D" on the "DRI SITE PLAN # 4547" (the "Concept Plan"), prepared by Kimley Horn, dated February 18, 2026, and that was the subject of DRI #4547, Notice of Decision. Driveway "C" shall be signalized upon completion of the first phase of the project subject to justification in a signal warrant analysis. The developer will coordinate with Public Works as the development progresses and as tenants and users take down portions of the project to estimate anticipated traffic in traffic studies. Traffic studies will be prepared by the developer at the earlier of (1) when the developer desires signalization at one or both of the other two (2) full access driveways from the development onto the Bypass; or (2) when the developer files applications for land disturbance permits that contemplate the cumulative commercial space within the development exceeding 250,000 square feet and 400,000 square feet, if those intersections have not already been signalized. The traffic studies will confirm which specific traffic movements and lane configurations/assignments are necessary and/or allowed at each of these site access points. Subject to approval of Public Works, the developer shall design, permit, and construct, all necessary

improvements at each site access point to the Bypass, including the related work on and along the Bypass that is necessary to serve such access points, as determined in the traffic study at that time.

6. Prior to the issuance of the first certificate of occupancy for any building within the development, the developer shall contribute $250,000 towards the improvement of the intersection of Poplar Road and Newnan Crossing Boulevard.
7. The applicant shall comply with all conditions set forth in DRI # 4547, Notice of Decision.
8. The applicant shall be responsible for stormwater management in compliance with *Chapter 30* of the *Coweta County Code of Ordinances*. Each subbasin must be analyzed at the point where it exits the development site. In addition, Runoff Reduction practices shall be implemented upstream of detention/retention ponds to minimize maintenance issues and to provide a treatment train approach, as intended by the ordinance unless an infeasibility determination can be supported by staff in its discretion.
9. The applicant shall obtain a Land Disturbance Permit (LDP) 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.
10. The applicant shall work in good faith with Friends of LINC to establish a trailhead location on the site.
11. At the time of building permitting, the applicant shall work with County staff to determine whether and where bicycle racks should be provided.

RESULT: Passed (4 to 0)
MOVER: Bill McKenzie
SECONDER: Jeff Fisher
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Alphonso Smith
RECUSED: Bob Blackburn

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.

** Commissioner Blackburn rejoined the meeting. **

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

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

7. **Request Filed by Khaja Nooruddin for an Extension Associated with a New Package Beer and Wine License for Property Located at 1253 Lora Smith Road, Newnan - District 4**

Agenda item # 7 "Request Filed by Khaja Nooruddin for an Extension Associated with a New Package Beer and Wine License for Property located at 1253 Lora Smith Road, Newnan" was previously removed from the agenda as requested by staff.

8. **Request Acceptance of Roadways and Deed of Open Space Restriction Associated with Wimberly Estates Subdivision, Phase 2 - District 3**

Administrator Fouts explained that Olmsted, LLC. has submitted a Deed of Open Space Restriction for acceptance by the Board of Commissioners. The deed reflects Open Space being shown as a total of 51.093± acres per the final plat of Wimberly Estates Phase 2 Subdivision. In addition, the grading, storm drainage, curb and gutter, and street base have been completed for the following streets in accordance with Coweta County regulations:

1. Wimberly Estates Drive (1,625 LF) Extension
2. Seldon Drive (1,339 LF)
3. Jones Hill Court (315 LF)

Administrator Fouts also explained that the developer has posted a maintenance bond in the amount of $55,034 to cover any defects in materials or workmanship that may occur within three (3) years of acceptance.

Motion to: Execute

The Board voted to execute a Deed of Open Space Restriction, to accept Wimberly Estates Drive, Seldon Drive, Jones Hill Court and associated drainage structures and right-of-way into the Coweta County Public Roads System, and to place the structures' improvements into a three (3) year maintenance period.

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

9. **Request to Set a Public Hearing on August 11, 2026 Regarding a Proposed Amendment to Appendix A. Zoning and Development, Article 26. Overlay Districts of the Coweta County Code of Ordinances**

Motion to: Approve

The Board voted to set a Public Hearing on August 11, 2026, at 6:00 p.m. regarding a proposed amendment to *Appendix A. Zoning and Development, Article 26. Overlay Districts, Section 261. Quality Development Corridor District* of the *Coweta County Code of Ordinances*.

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

Unfinished Business

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

Motion to: Approve

The Board voted to take the following actions regarding appointments to various boards and authorities:

- Appoint Mr. Craig Jackson as the 4th District representative to the Coweta County Public Facilities Authority for the term beginning immediately and expiring June 14, 2027 to fill the unexpired term of Mr. David Fowler following his resignation.
- Appoint Mr. Jeff Binion as the 2nd District representative to the Coweta County Public Facilities Authority for the term beginning immediately and expiring June 14, 2029.
- Appoint Ms. Rennette Fairley as a member of Explore Newnan Coweta, Inc. for the term beginning immediately and expiring December 31, 2028.

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

New Business

Bids and Contracts

11. **Request Approval/Execution of the Second Amendment to an Agreement with the Coweta County Water and Sewerage Authority**

Administrator Fouts explained as directed by the Board at the January 22, 2026, Regular

Meeting and the June 11, 2026, Work Session, staff coordinated with County Attorney Lee to draft a Second Amendment to the Agreement with the Water and Sewerage Authority to authorize the Authority to provide residential sewer service to the Town of Sharpsburg. Currently, the Water and Sewerage Authority is authorized to serve commercial and industrial customers in the unincorporated area and within any municipal limits without requiring approval (or the proposed amendment) by the Board of Commissioners. However, this request is specific to residential uses within the town limits.

Motion to: Execute

The Board voted to execute the Second Amendment to an Agreement with the Coweta County Water and Sewerage Authority related to residential sewer service for the Town of Sharpsburg.

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

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

Public Works Administrator Handley reported that staff solicited bids for tree pruning along public County roads. He noted that this was the second time the project had been advertised after the initial bids received were deemed unacceptable. He stated that two (2) bids were received, with the lowest bid submitted by Matthew and Jody's Tree Service in the amount of $174,964. He explained that the contract would cover 25± miles of county roadways. He also stated that the work would include trimming tree limbs overhanging roadways back to the trunk, which helps reduce storm debris cleanup and improves sunlight exposure to roadways, aiding in the melting of snow and ice, which the County has found to be beneficial over the years.

In response to questions from Chairman Mckenzie and Commissioner Smith, Public Works Administrator Handley explained that the contract includes an item for the removal of dead trees within the right-of-way, allowing such trees to be removed as needed while the contractor is performing the work. He further explained that the completed work is inspected by Public Works staff to ensure it has been performed as required.

In response to Commissioner Reidelbach questions regarding the Cannongate Road being on the list again, Public Works Administrator Handley explained that the road may have been completed in sections rather than its full length. He added that utility companies typically maintain trees along roadways where power lines are present, reducing the need for County tree pruning in those areas.

Motion to: Approve

The Board voted to retain Matthew and Jodys Tree Service, LLC, on a lowest and best bid basis, to perform roadside tree pruning on various county roads at a total cost of $174,964.00.

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

13. **Bid Award Associated with Enforcement of Ordinance Regulating Rank Plant Growth and Trash Accumulation for Property Located at 182 Dallas Drive, Sharpsburg - District 1**

Motion to: Approve

The Board voted to retain TWR Lawn Services, Inc. to perform cleanup of property located at 182 Dallas Drive, Sharpsburg (Parcel # 134-6127-091) at a total cost of $2000.00 and to place a lien on said property, should it become necessary, to recoup associated costs for said services.

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

Additional Action Items

14. **Request Approval to Implement an All-Way Stop Control at the Intersection of Old Hwy 85 and Morgan Road, Senoia - District 1**

Motion to: Approve

The Board voted to implement an all-way stop control at the intersection of Old Highway 85 and Morgan Road, Senoia.

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

15. **Request Approval to Temporarily Close a Portion of Gordon Road for the Purposes of Replacing a Pipe - District 2**

Motion to: Approve

The Board voted to temporarily close a portion of Gordon Road between addresses 2173 and 2202 for a period of two (2) days for the purpose of replacing a failed pipe.

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

16. **Request Approval to Temporarily Close Portions of Bexton Road for the Purposes of Replacing Multiple Pipes - District 2**

    Motion to: Approve

    The Board voted to temporarily close portions of Bexton Road for the purpose of replacing multiple failed pipes underneath the roadway.

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

17. **Request Approval/Execution of a Right-of-Entry Associated with Removal of a Tree at 35 Skipton Court, Sharpsburg - District 4**

    Motion to: Execute

    The Board voted to execute a Right-of-Entry with Ms. Carrie Creech associated with removal of a tree that fell from County-owned property onto property located at 35 Skipton Court, Sharpsburg (Parcel # 131-6109-065).

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

18. **Request Approval/Execution of a Right-of-Entry for Property on Linch Road, Senoia - District 1**

    Motion to: Execute

    The Board voted to execute a Right-of-Entry with property owners adjacent to County-owned open space located on Linch Road, Senoia (Parcel # 137-1112-004) for the purpose of removing dead trees that pose a potential risk to neighboring residents and property.

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

19. **Request Approval/Execution of a Right-of-Entry Associated with Storm Drain Pipe Repair at 70 Priscilla Way, Newnan - District 4**

Motion to: Execute

The Board voted to execute a Right-of-Entry with Mr. Christopher Kelly for the purpose of repairing a storm drain pipe located at 70 Priscilla Way, Newnan (Parcel # 120-6055-062).

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

20. **Request to Set a Public Hearing on July 21, 2026 Regarding the Proposed Fiscal Year 2027 Budget**

Motion to: Approve

The Board voted to set a Public Hearing on July 21, 2026, at 6:00 p.m. regarding the proposed Fiscal Year 2027 budget.

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

Supplemental and Non-Agenda Items

21. **Request Acceptance of the Fiscal Year 2027 Family Treatment Court Grant**

Motion to: Accept

The Board voted to accept the Fiscal Year 2027 state grant award for the Coweta County Family Treatment Court in the amount of $195,031.00 through the Criminal Justice Coordinating Council (CJCC), to approve the related matching funds of $34,417.00 to be paid by participant fees, and to designate the County Administrator as the authorized official to execute any associated documents.

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

22. **Request Approval to Submit an Application for the Fiscal Year 2027 Children in Need of Services Grant Program**

Motion to: Approve

The Board voted to approve the submission of a grant application for the Coweta County

Juvenile Court in the total amount of $100,000.00 through the Criminal Justice Coordinating Council (CJCC), and to execute a Memorandum of Understanding (MOU) with Evidence Based Associates to provide associated therapy services.

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

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

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

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

The following citizens expressed concerns regarding data centers, including their potential impact on property values, water availability and quality, the large amount of water required for operations, environmental impacts, adverse health effects, public safety hazards, the potential effect on the character of the community, and vesting data centers that have not received official approval yet (vested rights).

- John Kurtz, District 2
- Kathy Newman, Dsitrict 2
- Jimmy Newman, District 2
- Robin Angus, District 3
- Michelle Lore, District 3
- John Harmon, District 3

- Brianna Rice, District 2
- Noami Williams, District 3
- Aimee Tybor, District 2

Attoney Lee clarified that having vested rights does not entitle an applicant to develop a data center. He explained that vested rights only allow a developer to submit an application and present it to the Board for consideration and does not guarantee approval.

Mr. Tom Thomas, Wakefield Drive, addressed the Board concerning early voting access in Coweta County. He expressed concerns about the current hours and locations available to voters, stating that they present challenges for working families and residents in certain areas of the county. He requested that the Board consider funding extended voting hours on select days, an additional voting location, and Sunday voting. He stated that the Board of Elections had indicated that additional funding from the Board of Commissioners would be required to implement these changes.

Announcements and Comments from the Commissioners

Chairman McKenzie called for any announcements and/or comments from the Board. There were none.

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

Motion to: Approve

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

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

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

Regular Session

Motion to: Approve

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

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

Affidavit

Motion to: Execute

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

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

Adjournment

Motion to: Adjourn

The Board voted to adjourn the meeting.

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