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 21, 2026 **6:00 PM** **Commission Chambers**
37 Perry Street
Newnan, GA 30263

Coweta County Board of Commissioners

Roll Call/Call to Order

Attendee Name	Title	Status
Bill McKenzie	District 2 - Chairman	Present
Alphonso Smith	District 5 - Vice Chairman	Present
Jeff Fisher	District 1	Present
Bob Blackburn	District 3	Present
John Reidelbach	District 4	Present
Michael Fouts	County Administrator	Present
Kelly Mickle	Assistant County Administrator	Present
Sandy Wisenbaker	Assistant County Administrator	Present
Tod Handley	Public Works Administrator	Present
Nathan Lee	County Attorney	Present
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 21, 2026.

Meeting Called to Order

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

Pledge of Allegiance

Chairman McKenzie led the Pledge of Allegiance.

Invocation

Invocation was given by Commissioner Smith.

Notification of Location of Rules

Chairman 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

Approval of Minutes

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

   Motion to: Approve

   The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on Tuesday, July 7, 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 Contract Associated with a Natural Gas Service at New Fire Station # 10 - District 1**

Motion to: Confirm

The Board voted to confirm execution of a contract with AGL associated with natural gas service for new Fire Station # 10 located at 49 Crook Road, Senoia.

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

Supplemental and Non-Agenda Items

There were no Supplemental or Non-Agenda items 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 the Proposed Fiscal Year 2027 Budget**

Administrator Fouts explained that the Board would ordinarily hold only one Public Hearing regarding the budget. However, because the legal advertisement for tonight's Public Hearing was not published by the Newnan Times-Herald legal organ within the required timeframe, a second legal advertisement will be published, resulting in an additional Public Hearing. He stated that, to ensure compliance with state law, staff would recommend continuing the Public Hearing until August 11, 2026.

Administrator Fouts highlighted the annual budget and millage rate timeline and explained that the budget process begins in April and culminates with the adoption of the budget and millage rate in August.

Administrator Fouts briefly highlighted the following FY 2027 budget overview:

- The proposed FY 2027 combined General Fund and Special Service Districts budget totals $176 million, representing an increase of $12.8 million, or 8% over the FY 2026 budget.
- Major revenue changes include a decrease in property tax revenue, an increase in sales tax revenue from FLOST (Floating Local Option Sales Tax), the use of ARPA Funds interest earnings, and the use of capital fund reserves for capital projects.
- Major expenditure changes include a proposed 3% cost-of-living adjustment for full-time and part-time employees, additional debt services for the Government Center and Animal Adoption Center projects, increased health insurance costs, funding for new personnel, higher contractual, software, and maintenance costs, and increased general liability claims and workers' compensation costs, increased food costs at the jail.

FY 2027 Budget Priorities:

- Service Delivery — Maintain existing programs, operations, and services, support additional personnel to improve service delivery and reduced new positions to nine months
- Capital Improvements — Fund necessary capital projects/improvements
- Human Resources — Fund 3% cost-of-living adjustments (no merit increases)

Administrator Fouts gave an overview of the proposed FY2027 budgets for the General Funds and Special Service Districts, the General Fund, Fire Rescue Fund, 911 Fund, EMS Fund and Parks and Recreation Fund. He reviewed the FY2026 approved budget compared to the proposed FY2027 budget, highlighting the year-over-year dollar and percentage changes for each fund. Administrator Fouts reviewed the proposed General Fund revenues, highlighting the reduction in projected property tax revenue resulting from the implementation of FLOST. He explained that the proposed FY2027 budget includes five months of FLOST collections, which offset a corresponding reduction in property tax revenue, and briefly reviewed the remaining General Fund revenue categories.

In response to Commissioner Smith's questions regarding the projected decrease in property tax revenue, Administrator Fouts explained that Floating Local Option Sales Tax (FLOST) is intended to directly offset property taxes. He stated that the proposed budget reduces property tax revenue by the anticipated FLOST collections, with the remaining difference primarily attributable to growth in the tax digest from new development. Administrator Fouts confirmed that taxpayers are expected to pay less in property taxes under the proposed FY2027 budget and noted that additional information would be presented later in the budget presentation.

Administrator Fouts noted that FLOST is a new revenue source that has been implemented by a limited number of counties in Georgia. He also clarified that FLOST revenues apply only to county property taxes and do not provide an offsetting revenue source for the school system.

Administrator Fouts reviewed the proposed FY2027 General Fund expenditures by function and department, noting that the budget remained unchanged from the previous work session. He explained that the primary revisions included budget cleanup items and incorporation of the proposed health insurance changes, resulting in a $400,000 savings across all funds. He noted that most departmental budget changes were driven by the proposed cost-of-living adjustments and health insurance renewal.

He highlighted several items within the proposed budget, including the School Resource Officer program, in which the Coweta County School System reimburses the County for 65% of the associated costs. He also advised that staff continues to work with the Coroner on potential budget adjustments that may be presented prior to final budget adoption. Within Public Works, Administrator Fouts explained that the Road Division budget reflects the reclassification of certain personnel costs to the Fleet Division. He further noted that the increase in the Building Division budget is attributable to higher costs for third-party inspection services, which is offset by corresponding inspection revenue. This expense and revenue projection is based on permit trends.

Administrator Fouts reviewed the FY2027 capital expenditures, noting that $3.2 million of the nearly $5.9 million requested in capital projects is recommended for funding. He also clarified that SPLOST-funded projects are not included in the summary and would be presented separately at a future meeting.

In response to Commissioner Smith's question regarding funding for expanded early voting hours and additional early voting locations, Administrator Fouts confirmed that budget adjustments could still be considered prior to the Board's final adoption of the budget. Assistant Administrator Mickle added that she did not have estimated costs for the requested changes but noted that they would likely be significant. She also explained that the Board had previously established a centralized early voting location at the Shenandoah facility as a more efficient and cost-effective approach than operating multiple early voting sites throughout the County.

Commissioner Smith stated that he believed that the Board should consider the requests for expanded early voting opportunities and additional early voting locations to improve accessibility for residents in the southern and western portions of the County. He requested that staff provide the estimated costs associated with these options before the FY 2027 budget is adopted and indicated that he would support considering the additional funding.

In response to Chairman McKenzie's question, Assistant Administrator Mickle stated that the Board of Elections had not recommended to the Board of Commissioners extending early voting hours or establishing additional early voting locations. She reiterated that the County currently provides multiple voting options, including early voting locations, Election Day precincts, and absentee voting by mail, and stated that the Board of Elections believes the existing opportunities are sufficient.

Administrator Fouts summarized the General Fund personnel allocations by function, noting that departments requested a total of 44.5 new positions, while the proposed budget recommends funding 17.5 positions, including part-time positions. He explained that most of the recommended new positions are to be funded for nine months of the fiscal year. He also noted that several court function positions that were previously funded through ARPA or other grant sources are proposed to receive full-year General Fund funding to ensure continuity of service without staff interruptions.

Administrator Fouts explained the preliminary 2026 countywide tax digest, describing the components of reassessment growth, new growth, and the resulting increase in the overall tax digest from 10.4 billion in 2025 to 10.8 billion in 2026. He noted that the reassessment of existing properties accounted for 1.3% growth, while new construction and other additions accounted for 2.9% growth. He then explained the state's rollback millage rate calculation, noting that the implementation of the FLOST reduced the adjusted rollback rate to 3.756 mills. He stated that the proposed FY2027 countywide millage rate of 4.011 mills exceeds the adjusted rollback rate by 6.8% but is lower than the rate presented during the previous budget work session due to revisions, including the proposed health insurance changes and other budget adjustments. Administrator Fouts further explained that, despite the proposed millage rate exceeding the adjusted rollback rate, the FY 2027 budget proposes a reduction in overall property tax collections from $82.7 million to $78.1 million, a decrease of about $4.5 million, primarily due to the implementation of FLOST. He also reviewed the proposed millage rates by taxing district and provided examples illustrating the estimated impact of the proposed millage on residential property owners compared to both the rollback rate and the FY2025 millage rate.

Commissioner Smith thanked Administrator Fouts and staff for their work in preparing the proposed FY2027 budget and commended the thoroughness of the budget presentation. He stated that he appreciated staff's efforts to responsibly manage taxpayer funds and expressed his gratitude for the work completed during the budget development process.

In response to Commissioner Smith's comment, Administrator Fouts acknowledged the efforts of the County staff, stating that the County has a great team. He went on to explain that the additional employee comparison information by function was available for the Board's review and stated that staff would provide the Board with additional comparisons of millage rates among comparable counties. He concluded the budget presentation by outlining the remaining steps in the budget process. He requested that, following public comment, the Board continue the budget Public Hearing until August 11, 2026. He also reviewed the schedule for the three required Public Hearings on the proposed millage rate and advised that staff would return to the Board on August 25, 2026, for consideration of the FY 2027 budget and 2026 millage rate adoption.

Administrator Fouts explained that no one signed up to speak in support of or in opposition to the proposed Fiscal Year 2027 budget.

Motion to: Continue the Public Hearing

The Board voted to Continue the Public Hearing regarding the proposed Fiscal Year 2027 budget to August 11, 2026, at 6:00 p.m.

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

4. **Public Hearing Regarding Petition # REZ 24-20 Filed by LDO Coweta, LLC Requesting to Rezone Property Located at Walt Sanders Road, Newnan - District 3**

Zoning Coordinator Nicole Blackwell informed the Board that prior to presenting Petition # REZ 24-20 filed by LDO Coweta, LLC requesting to rezone property located at Walt Sanders Road, Newnan (Parcels # 096-5142-001 and # 096-5115-001), staff wished to address the applicant's request for a continuance to August 25, 2026. She explained that staff had received a letter from the applicant requesting that consideration of the rezoning application be continued to allow additional time to evaluate potential revisions to the proposal.

In response to questions from Commissioner Reidelbach and Chairman McKenzie, Ms. Blackwell stated that the applicant had requested a continuance to allow additional time to consider revisions to the proposal, including removing the northern parcel (# 096-5142-001) from the rezoning request and focusing development on the southern parcel (# 096-5115-001), which is currently zoned *M* (*Industrial*).

Administrator Fouts noted that, depending on the Board's direction regarding the continuance request, staff could proceed with the zoning application presentation, although the applicant's proposed revisions could result in changes to staff's recommendations. He also noted that individuals had signed up to speak in support of and in opposition to the application.

Chairman McKenzie stated that, if the Board was not going to consider the application as currently proposed, the item should either be continued or the Board should proceed with the application as submitted and hear the staff presentation.

Commissioner Fisher stated that, if the applicant was willing to consider removing the residential portion of the proposed rezoning, he was willing to continue the Public Hearing.

In response to a question from Chairman McKenzie, Commissioner Fisher confirmed that he supported continuing the Public Hearing if the applicant intended to return with a revised proposal that removed the *RC* (*Rural Conservation*) portion of the rezoning request.

In response to Attorney Lee's question regarding whether to open the Public Hearing and hear public comments or continue the item in its entirety, Commissioner Fisher stated that he preferred continuing the matter in its entirety but noted that the decision rested with the consensus of the Board.

Chairman McKenzie commented that if the proposal was being changed to remove a portion of the property, it would be in the Board's best interest to consider the application once the revised proposal was ready to be presented.

Attorney Lee explained that the Board should confirm on the record that the applicant agreed with the requested continuance and the proposed revisions to the application to ensure that proper procedures were followed.

Mr. Santiago Escobar, applicant representative, addressed the Board regarding the request to continue the Public Hearing to a later date. He stated that the applicant had submitted a letter requesting revisions to the application, including withdrawing the northern parcel, which is currently zoned *RC* (*Rural Conservation*), from the zoning request and limiting the proposal to the southern parcel, which was previously rezoned *M* (*Industrial*) in April 2024 (see April 9, 2024 minutes). He further explained that the revised application would request the removal of condition # 1 from the prior rezoning, which limits the property to office and warehouse uses. He requested that the Public Hearing be continued until August 25, 2026, to allow additional time for discussion with the surrounding community and for staff to review the revised application.

Commissioner Smith stated that continuing the Public Hearing would not automatically remove the existing office and warehouse use restrictions. He noted that the applicant is requesting the removal of that condition as part of the revised application.

Attorney Lee explained that continuing the Public Hearing would not change the application or grant any of the applicant's requests. He explained that the continuance would simply allow the application to return to the Board at a later date for consideration of the revised proposal, and that the Board would retain full authority to act on the application at that time.

Motion to: Continue the Public Hearing

The Board voted to Continue the Public Hearing regarding Petition # REZ 24-20 filed by LDO Coweta, LLC requesting to rezone property located at Walt Sanders Road, Newnan (Parcels # 096-5142-001 and # 096-5115-001) to August 25, 2026, at 6:00 p.m.

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

Administrator Fouts explained that, once staff received the revised application, staff would revise the staff report and post the updated report accordingly on the County's website for public review.

Regular Session

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

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

Mr. Armand Vari addressed the Board regarding Petition # VAR 26-14 filed by Peachtree Senior Partners, LLC requesting height and story variances associated with Celebration Village (agenda item # 8). He stated that the project was originally approved in 2015 (see January 22, 2015) but was not developed because of the impacts of the COVID-19 pandemic and other unforeseen circumstances. He introduced Mr. Joe Micklich as the operator of the proposed facility to discuss the variance request and explain the proposed changes.

Mr. Joe Miklich, Senior Vice President of Development for Allego Living, addressed the Board regarding Petition # VAR 26-14 filed by Peachtree Senior Partners, LLC requesting height and story variances associated with Celebration Village (agenda item # 8). He explained that, after being selected as the operator for Celebration Village, Allego Living evaluated the previously approved design and proposed revision to better meet the needs of today's senior residents. He stated that the proposed changes would increase community amenity spaces, and provide larger and more functional residential units, with the goal of enhancing residents' quality of life, health, and opportunities for social engagement.

In response to questions from Commissioner Smith, Chairman McKenzie, and Commissioner Blackburn, Mr. Miklich confirmed that the request would increase two (2) of the buildings from three (3) stories to four (4) stories to accommodate the proposed design changes. He explained that the development already includes a previously approved four-story building and that the two (2) proposed buildings would be the same height as that structure. He further confirmed that the proposed buildings would remain within the existing 55-foot height limitation established by the previously approved variance, despite the additional story. He also stated that the buildings would be equipped with sprinkler systems and constructed in accordance with applicable building code requirements.

Mr. Neil Spradlin, Little Road, Sharpsburg, addressed the Board regarding an extension associated with Petition # REZ 24-12 filed by W&W Realty for property located along US Hwy. 29 South, Newnan (agenda item # 9). He provided an update on the project approved for rezoning in January 2025 (see January 23, 2025 minutes). He explained that staff identified a 100-foot buffer associated with a portion of the former Highway 29 right-of-way owned by McDonald's that affects the adjacent industrial property (subject property). He stated that he is working to obtain authorization from McDonald's to submit a rezoning application for that portion of the property, which would eliminate the buffer issue without affecting McDonald's operations. He requested a 24-month extension to allow time to obtain the necessary authorization, complete the rezoning process, and ensure plan approvals so that he may obtain a land disturbance permit.

Mr. John Cook, Tillinghast Trace, Newnan, addressed the Board regarding an extension associated with Petition # REZ 24-12 filed by W&W Realty for property located along US Hwy. 29 South, Newnan (agenda item # 9). He stated that the request is intended to correct a longstanding zoning issue involving the former Highway 29 right-of-way following its abandonment in 1989 by rezoning the remaining property to be consistent with the surrounding industrial zoning. He concluded by offering to field any questions from the Board.

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

5. **Recommend Approval of Petition # VAR 26-12 Filed by Clemente Montes Gomes and Lorenzo Santes Ramos Requesting a Front Building Setback Variance for Property Located at 980 Grandma Branch Road, Grantville - District 2**

Zoning Manager Lisa Eschman presented Petition # VAR 26-12 filed by Clemente Montes Gomes and Lorenzo Santes Ramos requesting a front building setback variance for property located at 980 Grandma Branch Road, Grantville (Parcel # 014-3014-005) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the property consists of 6.861± acres, is zoned *RC* (*Rural Conservation*), contains a single-family residence, and is located on a corner lot at the intersection of Grandma Branch Road and Sid Young Road. The applicant is requesting a variance from the required 100-foot front building setback to allow for construction of a 16-foot by 18-foot attached carport. She further explained that according to the site plan, the proposed carport will be attached to the existing residence and extend approximately 18 feet from the structure, which will encroach 23 feet into the required 100-foot front building setback along Sid Young Road.

In response to Commissioner Reidelbach's question regarding the existing septic system and adsorption field, Ms. Eschman stated that staff consulted with the Environmental Health Department, and based on the information provided, the proposed carport is believed to be located outside the existing adsorption field. However, if it is determined to encroach into the adsorption field, the system would be required to be relocated.

Commissioner Reidelbach noted that, although the Board could approve the request, the applicant would still be required to satisfy all applicable Environmental Health requirements before the project could proceed.

In response to Commissioner Smith's question regarding how it would be determined whether the proposed garage would affect the existing septic drain field, Ms. Eschman explained that the property owner will be required to coordinate with the Environmental Health Department. She stated that Environmental Health will conduct a site visit to locate the septic system and adsorption field and will be required to approve the project before any building permits could be issued.

Motion to: Grant

The Board voted to grant a 23-feet front building setback reduction (from 100-feet to 77-feet) along Sid Young Road for property located at 980 Grandma Branch Road, Grantville (Parcel # 014-3014-005) as requested in Petition # VAR 26-12 filed by Clemente Montes Gomes and Lorenzo Santes Ramos, subject to the following conditions:

1. The attached carport should be located at a minimum of 77 feet from the right-of-way of Sid Young Road.
2. The applicant shall meet all the requirements of the Environmental Health Department.

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

6. **Recommend Approval of Petition # CONDUSE 26-02 Filed by JLH, LLC (dba Caswell**

Wrecker) Requesting a Conditional Use Permit for Property Located at 2657 W Hwy 16, Newnan - District 2

Zoning Manager Eschman presented Petition # CONDUSE 26-02 filed by JLH, LLC (dba Caswell Wrecker) requesting a *Conditional Use Permit* (*CUP*) for property located at 2657 W Hwy 16, Newnan [Parcel # 034-4010-045 (partial)] along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property consists of 0.22± acres, is zoned *M* (*Industrial*), and is part of a larger six (6) acre tract that was originally rezoned *M* (*Industrial)* on June 19, 1979. The applicant proposes to relocate his existing wrecker service operation from 129 Pine Road, Newnan to the subject property. She further explained that in conjunction with the relocation of the business operation, the applicant is requesting a *Conditional Use Permit* (*CUP*) to establish an impound lot with a maximum capacity of twenty-five (25) vehicles. The proposed impound lot will occupy 10,000 square feet (100 feet by 100 feet) and will be situated within the rear yard along the southwestern property lines. She also noted that the existing 1,300 square foot building on the property will be utilized as a business office.

In response to a question from Commissioner Fisher, Ms. Eschman confirmed that the adjacent property is also zoned *M* (*Industrial*).

Motion to: Grant

The Board voted to grant a *Conditional Use Permit* (*CUP*) for property located at 2657 W Hwy 16, Newnan [Parcel # 034-4010-045 (partial)] as requested in Petition # CONDUSE 26-02 filed by JLH, LLC (dba Caswell Wrecker), subject to the following conditions:

1. The applicant shall provide an acceptable plan with best practices that are intended to help reduce stormwater and groundwater pollution risk.
2. The impound lot shall be screened from public view by a solid wall, planted screen or similar opaque partition at least six (6) feet in height and shall be located 50-feet from all property lines.
3. The solid wall, planted screen, or similar opaque partition shall stay in good working order and be replaced when it becomes damaged, or at the County's discretion.
4. The impound lot shall be limited to twenty-five (25) vehicles.

RESULT: Passed (UNANIMOUS)
MOVER: Bill McKenzie
SECONDER: John Reidelbach

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

7. **Recommend Approval of Petition # CONDUSE 26-07 Filed by Dale and Stacey Roufs Requesting a Conditional Use Permit for Property Located at 35 Springdale Drive, Palmetto - District 3**

Zoning Manager Eschman presented Petition # CONDUSE 26-07 filed by Dale and Stacey Roufs requesting a *Conditional User Permit* (*CUP*) for property located at 35 Springdale Drive, Palmetto (Parcel # 117-7033-016). She explained that the property consists of 6.825± acres, zoned *RC* (*Rural Conservation*). She noted that the applicants purchased the property in March 2022, and preparations are currently underway for the construction of a personal residence with a Single-Family Foundation Building Permit (RES-SFF-26-0058) issued on April 14, 2026. She explained that the applicants are requesting a *Conditional Use Permit* (*CUP*) to use their motor home as a temporary residence on the property for a period of twelve (12) months during the construction of their home. She noted that the motor home will be housed undercover within an accessory garage that is also under construction. She also noted that the applicants obtained an Accessory Garage Building Permit (RES-ACC-26-012) on May 5, 2026.
Motion to: Grant

The Board voted to grant a *Conditional Use Permit* (*CUP*) for property located at 35 Springdale Drive, Palmetto (Parcel # 117-7033-016) as requested in Petition # CONDUSE 26-07 filed by Dale and Stacey Roufs, subject to the following conditions:

1. The use of the recreational vehicle as a temporary basis shall be permitted for a maximum period of twelve (12) months, beginning July 22, 2026, and ending July 23, 2027, or 30 days after the Certificate of Occupancy is granted, whichever is less; at which time, the recreational vehicle (RV) shall no longer be used as the residence.

2. No more than one (1) shall be parked on the site.

3. The recreational vehicle (RV) shall be parked at least ten (10) feet away from the primary residential structure.

4. The recreational vehicle (RV) shall have a working smoke and carbon monoxide detector, and a working multipurpose dry chemical fire extinguisher.

5. The applicant shall meet all applicable requirements of the Environmental Health Department.

6. The applicant shall meet all applicable requirements of the Building Department.

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

8. **Recommend Approval of Petition # VAR 26-14 Filed by Peachtree Senior Partners, LLC Requesting a Height and Story Variance for Property Located off Fischer Road, Sharpsburg - District 4**

Zoning Coordinator Nicole Blackwell presented Petition # VAR 26-14 filed by Peachtree Senior Partners, LLC requesting a height and story variance for property located off Fischer Road, Sharpsburg (Parcel # 145-6134-071). She explained that the subject property consists of 18.90± acres, was zoned to *RRCC* (*Residential Retirement Community and Care*) under rezoning Petition # 18-14 on January 22, 2015, and is located within the *QDCD* (*Quality Development Corridor Overlay District*). She further explained that the *RRCC* zoning district was established to permit the development of retirement dwelling units intended primarily for persons 55 years of age and older while allowing flexibility in site planning and the inclusion of amenities necessary for quality retirement housing. Although the *RRCC* zoning district has since been removed from the *Coweta County Zoning and Development Ordinance*, properties previously zoned *RRCC* retain their approved *RRCC* zoning classification.

Ms. Blackwell provided the following history of subject property's zoning requests:

- Petition # 18-14 (January 22, 2015): Property was rezoned to *RRCC.*
- Petition # 03-18 (March 20, 2018): Condition # 12 of previous rezoning Petition # 18-14 was amended to increase the maximum number of lots from 70–95.
- Petition # 18-19 (November 19, 2019): Request to amend condition # 12 and # 13 of previous Petition # 03-18 was denied by the Board of Commissioners.
- Petition # ZA 14-20 (May 19, 2020): A Conditional Use Permit was approved for an Assisted Living/Memory Care Facility.
- Petition # VAR 22-66 (January 5, 2023): Variance granted to allow a flat roof and to allow up to a 15% reduction of Class/Category "A" materials.
- Petition # VAR 23-14 (August 8, 2023): Approval was granted for the western building to exceed the maximum permitted building height and number of stories, allowing a maximum height of 55 feet and a maximum of 4 stories.

Ms. Blackwell further explained that according to the site plan submitted with the application, the applicant proposes to construct four (4) buildings on the subject property. While the westernmost building previously received approval for a height and story variance under previous Petition VAR # 23-14 (see August 8, 2023 minutes), the applicant is now requesting approval for two (2) additional buildings to have a maximum height of 55 feet and a maximum of four (4) stories.

In response to Commissioner Reidelbach's question, Ms. Blackwell confirmed that the applicant is not requesting additional height beyond what had previously been approved. She explained that the applicant is requesting a variance allowing a maximum height of 55 feet and up to four (4) stories that will be applied to the two (2) westernmost buildings (labeled South CL Independent Living Building and West CL Independent Living Building on the submitted site plan).

Motion to: Grant

The Board voted to grant a height and story variance (four (4) stories and a maximum of 55-feet in height) for the "South CL Independent Living Building" and the "West CL Independent Living Building" on the submitted site plan for property located off Fischer Road, Sharpsburg (Parcel # 145-6134-071) as requested in Petition # VAR 26-14 filed by Peachtree Senior Partners, LLC, subject to the following condition:

1. The proposed structures shall be limited to four (4) stories and a maximum of 55 feet.

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

9. **Request Direction From the Board Regarding Condition # 10 Associated with Previous Petition # REZ 24-12 Filed by W&W Realty for Property Located Along US Hwy 29 South, Newnan - District 2**

Zoning Manager Eschman explained that at the Commission meeting held on January 23, 2025, the Board voted to rezone Parcel A (0.429± acres), Parcel B (0.212± acres), and Parcel C (0.505± acres) located along US Hwy 29 S, Newnan [Parcels # 088-2071-002B (partial) and # 088-2071-016 (partial)] from *C* (*Old Commercial*) and *RC* (*Rural Conservation*) to *M* (*Industrial*) as requested in Petition # REZ 24-12 filed by W & W Realty

Co, LLP, subject to twelve (12) conditions. Condition # 10 requires that a Land Disturbance Permit (LDP) be obtained within eighteen (18) months following Board approval and states that the Board may initiate rezoning of the property if an LDP is not obtained within that timeframe. She explained that as of today, an LDP has not been issued for the project. She further explained that the project had been delayed because of the applicant's efforts to coordinate rezoning of a portion of the former US Hwy 29 S right-of-way affecting the property, as well as ongoing renovations to the existing convenience store and fuel island. She noted that contractor scheduling, material delays, and weather-related impacts had extended the construction timeline, and that the applicant intends to complete the convenience store renovations before proceeding with the previously approved truck parking expansion. In addition, she noted that Neal Spradlin, on behalf of W & W Realty, has submitted a request for a twenty-four (24) month extension, through July 21, 2028, to obtain the required Land Disturbance Permit (LDP) for the previously approved truck parking expansion on the property located off South Highway 29.

Chairman McKenzie and Commissioner Reidelbach expressed concern that the requested 24-month extension was longer than necessary.

In response to Chairman McKenzie's question regarding the timeline, Ms. Eschman confirmed that the original 18-month extension period was nearly complete. She explained that the application was approved on January 23, 2025, and the applicant had been given 18 months to obtain a land disturbance permit.

In response to Commissioner Smith's question, Ms. Eschman confirmed that, according to the applicant's letter submitted to staff, delays in obtaining the necessary authorization from McDonald's had contributed to the project's delay.

Commissioner Reidelbach noted that, based on the applicant's earlier comments, it appeared progress was being made toward resolving the issues affecting the project. He stated that, in his opinion, a 24-month extension was longer than necessary and noted that he did not recall the Board previously granting other projects an extension of that length.

Commissioner Fisher stated that he would support approving an 18-month extension rather than the requested 24-month extension.

Motion to: Grant an Extension
The Board voted to grant an eighteen (18) month extension to obtain a Land Disturbance Permit (LDP), extending the deadline to January 21, 2028, associated with Condition # 10 of previous Petition # REZ 24-12 filed by W&W Realty for property located along US Hwy

29 S, Newnan [Parcels # 088-2071-002B (partial) and # 088-2071-016 (partial)]

RESULT: Passed (UNANIMOUS)
MOVER: Bill McKenzie
SECONDER: Alphonso Smith
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:

- Reappoint Mr. Brian Beckworth as an At-Large member of the Pathways Community Service Board for the term beginning immediately and expiring June 30, 2029.
- Appoint Mr. Don Phillips as the 1st District representative to the Coweta County Public Facilities Authority for the term beginning immediately and expiring June 14, 2029.

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

Commissioner Fisher expressed appreciation to Mr. Steve Swope for his dedication, commitment, and service as a member of the Coweta County Public Facilities Authority.

New Business

Bids and Contracts

11. **Request Approval/Execution of Supplemental Agreement # 1 Associated with Additional Engineering Services for the Public Safety Training Site (F2020.2)**

Public Works Administrator Handley explained that the construction of the Public Safety Training site includes a skills pad area that consists of 3.5± acres. The skills pad area is located along a ridge line which, after construction, will drain entirely toward the east into an infiltration area and stormwater management facility. However, until grading operations have progressed to allow for all the runoff from this area to flow into the stormwater management area, additional erosion control measures are necessary along the west side of the skills pad. He explained that, following a state inspection, representatives from the Soil and Water Conservation Commission recommended additional measures. Because the improvements include hydraulic design components, they must be designed by the engineer of record. He further explained that staff requested a proposal from Integrated Science & Engineering to prepare the necessary design, and the firm submitted a proposal for engineering in an amount not to exceed $10,000.

Motion to: Execute

The Board voted to execute Supplemental Agreement # 1 with Integrated Science & Engineering to perform additional engineering services in an amount not to exceed $10,000 for the Public Safety Training site (F2020.2).

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

12. **Request Approval/Execution of Supplemental Agreement # 1 Associated with a Traffic Signal Contract at US 29 and April Court (RB25.12) - District 2**

Public Works Administrator Handley explained that at the Commission meeting held on November 4, 2025, the Board voted to execute a contract with Riverside Traffic Solutions, LLC for the construction and installation of a traffic signal at the intersection of U.S. 29 and April Court. He stated that the construction of the traffic signal is nearly complete, with the installation of the mast poles and signal heads underway and the majority of the underground conduit and cabling completed. He further explained that upon applying to Georgia Power for the electrical service connection to the signal, the contractor was advised by Georgia Power that, because of the location and associated work that would be required of the power company to provide the service connection, a charge of $9,740.43 would be required. Since this make-ready work was not depicted in the plans, and the cost was not anticipated during the bid process, a Supplemental Agreement to cover the charge from the power company has been prepared. He noted that the costs of this traffic signal installation will be reimbursed by one or more developers through zoning conditions associated with developments in the vicinity of the project.

Chairman McKenzie expressed his support for the project and stated that he looks forward to the completion of the traffic signal, noting that it would improve traffic flow and safety for those using the intersection.

Motion to: Execute

The Board voted to execute the Supplemental Agreement # 1 with Riverside Traffic Solutions, LLC in the amount of $9,740.43 associated with construction and installation of a traffic signal at US 29 and April Court (RB25.12).

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

13. **Request Approval/Execution of an Agreement with Mission Critical Partners to Develop a Call-Handling Request for Proposal for 911**

Administrator Fouts explained that Coweta 911/EMA has identified the need to obtain a professional services consulting firm to assist with the identification and replacement of the 911 call-handing solution. The current call handling provider contract is set to expire September 30, 2026. Motorola Solutions has advised that Emergency CallWorks (ECW) will not be supported in future call handling systems and that contracts will no longer be available other than year to year as other solutions are identified that are compatible with NexGen 911 specifications. Administrator Fouts mentioned that as Coweta County continues to grow, 911 services and capabilities will also need to grow and advance to meet technology and community expectations. Partnering with MCP to identify the best call handling solution gives staff the most comprehensive outlook on options and alternatives to meet this necessary need at 911. He explained that staff is requesting approval of a contract with Mission Critical Partners (MCP) to develop a request for proposals for a replacement call-handling system and return to the Board with a recommended contract for consideration. Administrator Fouts noted that the project is funded through the 2025 SPLOST program and request approval of the contract in the amount of $98,598.24, contingent upon final legal review.

Motion to: Execute

The Board voted to execute an agreement with Mission Critical Partners to develop a call-handling request contingent upon legal review.

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

14. **Request Approval/Execution of an Agreement with Three Rivers Regional Commission Area Agency on Aging Associated with the Senior Meals Program**

Assistant Administrator Mickle explained that an agreement with the Three Rivers Area Agency on Aging provides annual federal and state grant funding to support the Senior Meals Programs at the Tommy Thompson Senior Center. She also noted that the Fiscal Year 2027 grant includes $144,000 in federal funding and $65,000 in state funding.

Motion to: Execute
The Board voted to execute an agreement with the Three Rivers Regional Commission Area Agency on Aging associated with the Senior Meals Program.

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

15. **Request Approval/Execution of the Indigent Defense Services Agreement with the Superior Court Public Defender**

Assistant Administrator Mickle explained that for Fiscal Year 2027, Superior Court Public Defender Rick Samper has requested that the Board fund salary increases for existing staff, as well as an additional Administrative Assistant position, totaling approximately $94,000. Mr. Samper also requested increases to his operating budget totaling approximately $51,000, including $45,000 for new software. Staff has proposed, as part of the County's Fiscal Year 2027 budget, to provide this additional funding for personnel and operations. If approved by the Board, this increase in funding would become effective on

October 1, 2026, in line with the County's fiscal year. She further explained that staff proposes that the Board currently execute a contract with the Superior Court Public Defender's Office for the State's Fiscal Year 2027 (July 1, 2026–June 30, 2027) in the amount of $999,305, or the same amount as last year's contract, until the County's budget is finalized and approved by the Board. She noted that, consistent with the prior year, the agreement establishes the current monthly funding amount. She also noted that if the Board were to approve the additional funding for the Public Defender's Office as part of the final County budget, staff would return with an amendment to adjust the monthly funding accordingly.

Motion to: Execute

The Board voted to execute the Indigent Defense Service Agreement with the Superior Court Public Defender.

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

Additional Action Items

16. **Request Approval to Utilize County Roads to Host 5K Run/Walk in the Arbor Springs Plantation Community - District 3**

Assistant Administrator Mickle explained that organizers of the Arbor Springs 5K Run/Walk are requesting to be allowed to close half of one lane on four roads in the Arbor Springs community on Saturday, August 8, 2026, from 8:00 a.m. - 9:00 a.m. to host a run/walk event. Those roads include Arbor Springs Parkway, Arbor Springs Plantation Drive, Arbor Springs North Drive, and Primrose Pass. There will be two water stations and restrooms located along the route. All paperwork has been completed and the required Certificate of Insurance has been submitted. The Coweta County Sheriff's Office was notified about the event and four officers will be onsite to help with traffic for the event. Residents of Arbor Springs will be notified via email and through the Arbor Springs Homeowners Association Facebook Page.

In response to Commissioner Blackburn's question regarding a roadway behind Publix in Arbor Springs, Public Works Administrator Handley explained that the road has not been dedicated to the County. He also explained that, although construction appears to be complete, the dedication process has not been finalized because the necessary paperwork has not been completed.

Motion to: Approve

The Board voted to approve a request to utilize County roads to host a 5K Run/Walk at Arbor Springs Plantation on Saturday, August 8, 2026, from 8:00 a.m. - 9:00 a.m.

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

17. **Request to Schedule a Called Meeting and Set Public Hearings Regarding the Proposed 2026 Millage Rates**

Administrator Fouts explained that staff recommends that the Board set the following dates and times regarding the proposed 2026 millage rates, including scheduling a Called Meeting/Public Hearing:

- Tuesday, August 11, 2026, at 6:00 p.m.
- Tuesday, August 25, 2026, at 7:30 a.m. (Called Meeting/Public Hearing)
- Tuesday, August 25, 2026, at 6:00 p.m.

Administrator Fouts also explained that the County has historically offered one Public Hearing in the morning and two in the evening to provide greater public accessibility.

Assistant Administrator Mickle added that, in accordance with state law, when two Public Hearings are held on the same day, one must be conducted in the morning and the other one in the evening.

Motion to: Approve

The Board voted to set the following dates regarding the 2026 millage rates:

- Tuesday, August 11, 2026, at 6:00 p.m.
- Tuesday, August 25, 2026, at 7:30 a.m. (Called Meeting/Public Hearing)

- Tuesday, August 25, 2026, at 6:00 p.m.

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

Supplemental and Non-Agenda Items

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 current and future data center development in Coweta County, stating that such facilities could have adverse impacts on surrounding communities and public health and residential property values. The citizens also emphasized the need for greater transparency from the County regarding data center proposals and related planning efforts. Additionally, several citizens requested that consideration of Project Oak be deferred until a date after August 25, 2026:

- Ms. Ashley Salsman, District 5
- Mr. John Kurtz, District 2
- Ms. Mary Ann Martino, Vale Point, Newnan
- Mr. Austin Sauls, District 3
- Mr. Ron Bockrath, District 2
- Ms. Robin Angus, District 3
- Mr. Draye Black, Palomino Drive, Newnan
- Ms. Laura Beth, District 2

Ms. Sandrina Kurtz, District 2, addressed the Board regarding the animal shelter operations and expressed concern about the euthanasia of shelter dogs because of the limitation of capacity. She encouraged the County to pursue additional measures to reduce euthanasia, including expanding adoption and foster opportunities, promoting spay and neuter initiatives, seeking available grant funding, and advancing plans for the proposed animal adoption center. She concluded by urging the County to save the dogs currently at risk of euthanasia.

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: Enter Into Executive Session

The Board voted to enter into Executive Session for the purposes of discussing personnel, real estate, and litigation issues.

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, Community and Human Resources Director Palmer, Attorney Lee, County Clerk Zerangue and Deputy County Clerk

Payne.

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

Regular Session

Motion to: Return to Regular Session

The Board discussed real estate, personnel, and litigation issues during Executive Session and voted to return to Regular Session.

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

Affidavit

Motion to: Execute

The Board voted to execute the 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: Bob Blackburn
SECONDER: Alphonso Smith
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith