



Coweta County Board of Zoning Appeals

Public Hearing

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~ Minutes ~

Angela White
770.254.2635

Thursday, June 24, 2021

6:00 PM

Commission Chambers

I. Meeting Called to Order

Attendee Name	Title	Status	Arrived
Craig Jackson	District 2 - Chairman	Present	
George Harper	District 3 - Vice-Chairman	Present	
Lisa Mitchum	District 1	Present	
Billy Cranford	District 4	Present	
Delia Crouch	District 5	Absent	

II. Approval of Minutes

1. Board of Zoning Appeals - Public Hearing - May 20, 2021 6:00 PM

On motion of Board member Cranford, seconded by Board member Harper, the Board voted to approve the minutes from the Public Hearing held on May 20, 2021.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Billy Cranford, District 4
SECONDER:	George Harper, District 3 - Vice-Chairman
AYES:	Craig Jackson, George Harper, Lisa Mitchum, Billy Cranford
ABSENT:	Delia Crouch

III. Public Hearing

A. Petitions

1. 8285 : ZA 023-21 Bowers, John S - Distance between Bldgs

The subject property is 13.84 ± acres located at 270 Lamar Smith Drive, Newnan. The property is zoned RC-Rural Conservation.

Mr. Bowers, the applicant, is contracting with Sun Seekers Pools & Spas to install a swimming pool within the courtyard of the existing residence, constructed in 1988.

With the desire to place the pool within the existing courtyard, the southeastern corner of the pool does not meet the required 10 ft separation between water's edge and wall. Thus, the applicant is seeking a variance for a 2 ft reduction.

The Community Development Department submits the following Factors:

1. Based on staff comments and recommended conditions, the proposed use should not have any adverse impact on public facilities. (Factors 1, 2, 3 and 5)
2. Carports and pools are common items found with neighborhoods. (Factor 1)

Should the Board of Zoning Appeals recommend approval for the request, the Community Development Department is submitting the following conditions for consideration:

1. The separation be reduced to no more than 8 ft. between the proposed swimming pool structure and residential structure.

There were no questions from the Board for Staff.

Applicant: House was originally designed for the swimming pool to be located within the courtyard and was not built at that time.

The Chairman called for anyone who wished to speak in support of or in opposition to this request. There were none.

On motion of Board member Cranford, seconded by Board member Harper, passing unanimously, the Board voted to close the Public Hearing regarding Petition ZA 023-21.

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	Billy Cranford, District 4
SECONDER:	George Harper, District 3 - Vice-Chairman
AYES:	Craig Jackson, George Harper, Lisa Mitchum, Billy Cranford
ABSENT:	Delia Crouch

ZA 023-21 Bowers, John S - Distance between Bldgs

Tax I.D. 082 5213 007

Commission District Commissioner Reidelbach

On motion of Board member Cranford, seconded by Board member Harper, passing unanimously, the Board voted to recommend that the Board of Commissioners grant the request of Petition ZA 023-21, subject to the following conditions:

1. The separation be reduced to no more than 8 ft. between the proposed swimming pool structure and residential structure.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	7/13/2021 6:00 PM	
MOVER:	Billy Cranford, District 4	
SECONDER:	George Harper, District 3 - Vice-Chairman	
AYES:	Craig Jackson, George Harper, Lisa Mitchum, Billy Cranford	
ABSENT:	Delia Crouch	

2. 8286 : ZA 024-21 - Sheriff, Susan & Odell - Variance

The subject property is Lot C-23 of the Westminster Village Subdivision Phase C at 325 Ryans Court. The property is zoned RC-Rural Conservation. The applicants would like to add a 20' x 16' sunroom to the rear of the residence.

The property is located at the end of the cul-de-sac in a triangular shaped lot. In addition, there is a 40-ft sewer easement running along the property line. The variance request reflects a 5-ft reduction to the rear setback including the

sewer easement.

The Community Development Department submits the following Factors:

1. Based on staff comments and recommended conditions, the proposed use should not have any adverse impact on public facilities.
2. Any concerns of adjoining neighbors should be considered.

Should the Board of Zoning Appeals recommend approval for the request, the Community Development Department is recommending that the applicant meet the following conditions:

1. The rear yard setback reduction shall not exceed the requested 5 ft reduction from 40 ft. to 35 ft.

There were no questions from the Board for Staff.

The Applicant did not wish to speak to the Board.

The Chairman called for anyone who wished to speak in support of or in opposition to this request. There were none.

A letter of support was provided by the following citizen:
Brian Bilske, 135 Lyndhurst Way., Sharpsburg, Ga. 30277

On motion of Board member Mitchum, seconded by Board member Harper, passing unanimously, the Board voted to close the Public Hearing regarding Petition ZA 024-21.

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	Lisa Mitchum, District 1
SECONDER:	George Harper, District 3 - Vice-Chairman
AYES:	Craig Jackson, George Harper, Lisa Mitchum, Billy Cranford
ABSENT:	Delia Crouch

ZA 024-21 - Sheriff, Susan & Odell - Variance

Tax I.D. 132 6119 106

Commission District Commissioner Reidelbach

Ms. Mitchum asked if another plat would be recorded for the sunroom to be located on the neighboring property, or how would that work.

The sunroom will not be located on the neighbor's property, the building setback is being reduced from the required 40 ft. to 35 ft.

On motion of Board member Harper, seconded by Board member Mitchum, passing unanimously, the Board voted to recommend that the Board of Commissioners grant the request of Petition ZA 024-21, subject to the following condition:

1. The rear yard setback reduction shall not exceed the requested 5 ft reduction from 40 ft. to 35 ft.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	7/13/2021 6:00 PM	
MOVER:	George Harper, District 3 - Vice-Chairman	
SECONDER:	Lisa Mitchum, District 1	
AYES:	Craig Jackson, George Harper, Lisa Mitchum, Billy Cranford	
ABSENT:	Delia Crouch	

3. ZA 017-21 Kolter Group (10 Variances)

Tax I.D. 109 6005 032-038

Commission District Commissioner Reidelbach

Chairman Jackson recused himself from any discussion or decision regarding Petition ZA 017-21 and Vice-Chairman Harper stepped in as Chair for the remainder of the meeting.

The subject property is approximately 15.19 ± acres within 7 lots at the southern end of the Oak Hill Professional Park (Lots 12 - 17 plus the open space lot). The property is currently zoned O-I, but the applicant has submitted a rezoning request for RRCC (Residential Retirement Community Care District).

The rezoning reflects a 43-unit residential retirement community with an Indoor Community Center of 860 sq. ft. Outdoor recreational offerings will include walking trails, sitting areas, and gardens along with over 4,300 sq. ft. of open space.

With this proposed retirement community design, the applicant is requesting the following 10 variances:

- I. Art 9 Sec 92A. Dimensional Requirements. 2. Minimum Lot Size Reduction
 - Required 8,500 sq. ft
 - Requested 6,500 sq. ft. (2,000 sq. ft. reduction)

The Community Development Department submits the following Key Factors for Consideration in reviewing the Variance Request # 1:

1. The RRCC district allows 12 units per acre, thus the functional density for a single-family product is limited by lot size. Any reduction to this minimum equals an increase in the density achieved thus creating a higher density development with a minimum of 25% or greater.
2. Potential of setting a precedence as no other RRCC development has been granted a lot size variance.

Should the Board of Zoning Appeals recommend approval for the request, the Community Development Department is submitting the following conditions for consideration:

1. The minimum lot size shall be no smaller than 6500 sq. ft.

II. Article 9 Sec 92A Item 4. Minimum Front Yard Setback -

- Required 100 ft on Sullivan Rd. Requesting 50 ft reduction with addition of a 6 ft. privacy fence along the right-of-way line.
- Required 40 ft. within the RRCC development streets. Requesting a reduction of 20 ft.

The Community Development Department submits the following Key Factors for Consideration in reviewing the Variance Request # 2:

1. Public Works Department will support the reduction along Sullivan Road with the understanding that there be no future setback reductions requested along this road.

Should the Board of Zoning Appeals recommend approval for the request, the Community Development Department is submitting the following conditions for consideration:

1. The front setback facing Sullivan Rd will be a minimum of 50-ft with 6-ft privacy fence.
2. The 6-ft privacy fence is to stay in good working order and be replaced by the property owner, if it becomes damaged, or at the County's discretion.
3. The front setback within the RRCC development shall be a minimum of 20 ft.

III. Article 9 Sec 92A Item 5. Minimum Side Yard Setback

- Required 10 ft.
- Requesting 5 ft. reduction

The Community Development Department submits the following Key Factors for Consideration in reviewing the Variance Request # 3:

1. Based upon staff comments and recommended conditions, the proposed request should not have any adverse impact on public facilities.

Should the Board of Zoning Appeals recommend approval for the request, the Community Development Department is submitting the following conditions for consideration:

1. The minimum side yard setback reduction shall not exceed the requested 5-ft.

IV. Article 9 Sec 92A Item 6. Minimum Rear Yard Setback

- Required 40-ft.
- Requesting 20 ft. reduction

The Community Development Department submits the following Key Factors for Consideration in reviewing the Variance Request # 4:

1. Based upon staff comments and recommended conditions, the proposed use should not have any adverse impact on public facilities

Should the Board of Zoning Appeals recommend approval for the request, the Community Development Department is submitting the following conditions for consideration:

1. The Rear Yard Setback Reduction shall not exceed the requested 20-ft reduction.

V. Article 9 Sec 92A Item 7 Minimum Lot Width

- Required 60 ft.
- Requesting 10 ft. reduction

The Community Development Department submits the following Key Factors for Consideration in reviewing the Variance Request # 5:

1. Based upon staff comments and recommended conditions, the proposed use should not have any adverse impact on public facilities.

Should the Board of Zoning Appeals recommend approval for the request, the Community Development Department is submitting the following conditions for consideration:

1. The lot width reduction shall not exceed the requested 10-ft reduction.

VI. Article 9 Sec 95A Buffer Requirements

- Request to eliminate the required 50 ft. buffer between Lots 11 & 12, with lot 11 remaining in the O-I district.

The Community Development Department submits the following Key Factors for Consideration in reviewing the Variance Request # 6:

1. The 50 ft. buffer is a component which provides separation & privacy from single-family residential and retirement communities. The applicant has proffered the fencing as a replacement.
2. The fencing will provide a definite separation between the Retirement Community and the remaining O-I property to the west of the development.

Should the Board of Zoning Appeals recommend approval for the request, the Community Development Department is submitting the following conditions for consideration:

1. A 50-ft buffer shall be met along all RC-Rural Conservation subdivisions including the Wexford and Springfield subdivisions as noted on the Conceptual Site Plan.
2. As proffered by the applicant, a 6-ft privacy fence shall be

installed, remain in good working order, and be replaced by the Homeowner's Association, if it becomes damaged, or at the County's discretion.

VII. Article 24 Sec 246.6 Streets

- Street Design - Cul-de-sac
- Request to eliminate cul-de-sac

Where a development contains a dead-end street other than a cul-de-sac, the dead-end street shall meet the requirements of IFC (International Fire Code) section 503.2.5 and not exceed 150' in length from the closest intersection

The Community Development Department submits the following Key Factors for Consideration in reviewing the Variance Request # 7:

1. Based on staff comments, the proposed use should not have any adverse impact on public facilities or on the surrounding area.

Should the Board of Zoning Appeals recommend approval for the request, the Community Development Department is submitting the following conditions for consideration:

1. The street design shall meet all applicable requirements of the Fire Marshal and Public Works Director.

VIII. Article 24 Sec 246.6. K - Street R-O-W Widths

- Street Design - Street Width
- Requesting to reduce the right-of-way along the streets of Oak Hill development from 50 ft. to 36 ft. to place pedestrian sidewalks 5 ft. behind the back of curb. All utilities and sidewalks would be placed within a 12-ft utility and sidewalk easement behind the proposed R-O-W per Exhibit A.

The Community Development Department submits the following Key Factors for Consideration in reviewing the Variance Request # 8:

1. Based upon staff comments and recommended conditions, the proposed use should not have any adverse impact on public facilities or on the surrounding area.

Should the Board of Zoning Appeals recommend approval for the request, the Community Development Department is submitting the following conditions for consideration:

1. The recorded final plat and the homeowner's association covenants shall state that the maintenance of sidewalks shall be the responsibility of the Homeowner's Association.
2. The front building setback line shall remain 20-ft for all lots that front on streets with right-of-way widths less than 50 ft.
3. There shall be 12-ft sidewalk and utility easement at the edge of the right-of-way line for all streets with right-of-way less

than 50 ft. in width.

IX. Article 9 Sec 94A.6. Building Design Standards -

- Building Design Standards (making accessibility requirements optional).

The following items are incorporated into the building design:

- A step-free feature to at least one entrance of the unit;
- Thirty-six inch wide, clear passage doorways throughout the unit.
- Wheelchair, step-free access to the following areas at a minimum: kitchen, dining area, entertainment area (e.g. living room/den, great room, etc.), at least one bedroom, at least one full bathroom, and laundry room with washer/dryer connection and the installation of full sheets of $\frac{3}{4}$ " plywood, blocking and/or its equivalent in all bathrooms to allow for future installation, if necessary of grab bars.

The Community Development Department submits the following Key Factors for Consideration in reviewing the Variance Request # 9:

1. The RRCC community was established to assure both flexibility as well as the amenities required for quality retirement housing.
2. While the first-time home buyer may not need and/or want these enhanced accessibility features, it does not mean that future owners may not.
3. Removal of the required accessibility features removes a key component of an age-restricted community.

X. Article 25A Sec 253A Item #5 Determination of Caliper Inch Requirements -

5. Determination of caliper inch requirements.
 - a. Single-family residential development required to provide open space shall retain 50 percent of all trees located in the required open space area of the development; and shall maintain or exceed 12 caliper inches per lot in the front yard of all residential lots. Existing deciduous trees on the lot may be preserved to meet the 12-inch requirement per lot. The minimum size for new trees used to meet this requirement shall be three caliper inches; and the trees must be deciduous. All newly planted trees used to meet this requirement must be planted in the front yards, except in the RRCC zoning district and the RCSD-B and ECP-B development types, where the caliper inches may be met anywhere on the lot. Prior to request for a certificate of occupancy, the trees used in meeting this requirement must be clearly identified in the field with flagging.

The Community Development Department submits the following Key Factors for Consideration in reviewing the Variance Request # 10:

1. If the Board grants the lot size reduction to 6500 sq. ft., it does

- become difficult to situate the required trees on the lot when the house is large, and the yard is small.
2. Applicant has proffered to meet all caliper tree inches within the lots and open space of the residential development.

Should the Board of Zoning Appeals recommend approval for the request, the Community Development Department is submitting the following conditions for consideration:

1. The development shall incorporate all caliper tree inches within the lots and/or open space of the residential development.
2. Those trees within the Open Space shall be the responsibility of the HOA and maintained and/or replaced if deceased/diseased.

There were no questions from the Board for staff.

The applicant gave a presentation and stated that they were excited about the possibility of being in Coweta County and they believe this is a good adaptive re-use of the remaining vacant Business Park property.

The Vice-Chairman called for anyone who wished to speak in favor/opposition of this request. There were none.

On motion of Board member Cranford, seconded by Board member Mitchum, passing unanimously, the Board voted to close the Public Hearing regarding Petition ZA 017-21.

RESULT:	PUBLIC HEARING CLOSED [3 TO 0]
MOVER:	Billy Cranford, District 4
SECONDER:	Lisa Mitchum, District 1
AYES:	George Harper, Lisa Mitchum, Billy Cranford
ABSENT:	Delia Crouch
RECUSED:	Craig Jackson

Minimum Lot Size Reduction - 2000 sq.ft. (8500 sq ft to 6500)

I. Art 9 Sec 92A. Dimensional Requirements. 2. Minimum Lot Size Reduction

- Required 8,500 sq. ft
- Requesting 2,000 sq. ft. reduction to 6,500 sq. ft.

Board Member Cranford: The County has spent a lot of time and effort crafting the RRCC Zoning. The density issue is no hardship for the developer. Has this type variance been requested prior to this application?

Ms. White: No applicants have applied for RRCC reduction prior to this request.

Vice-Chairman Harper: This is a different type of product they wish to sell.

Board Member Mitchum: I can see the appeal of the smaller lot size for less maintenance. What about the zoning/density at Poplar Preserve?

Ms. White: Poplar Preserve was under NC zoning that allows a higher

density; does not compare to RRCC zoning.

Board Member Cranford: This is a potential for precedence that would be a large impact if used to develop 200-300 acres with the same standards.

Board Member Cranford made a motion to deny. The motion died for lack of a second.

On motion of Vice-Chairman Harper, seconded by Board member Mitchum, with Board member Cranford voting in opposition, the Board voted to recommend that the Board of Commissioners grant the request of Petition ZA 017-21 variance #1, subject to the following condition:

1. The minimum lot size shall be no smaller than 6,500 sq. ft.

RESULT:	RECOMMENDED APPROVAL [2 TO 1]
MOVER:	George Harper, District 3 - Vice-Chairman
SECONDER:	Lisa Mitchum, District 1
AYES:	George Harper, Lisa Mitchum
NAYS:	Billy Cranford
ABSENT:	Delia Crouch
RECUSED:	Craig Jackson

Minimum Front Yard Setback (Sullivan Rd) - 50-ft (100-ft to 50-ft)

II. Article 9 Sec 92A Item 4. Minimum Front Yard Setback

- Required 100 ft. on Sullivan Rd.
- Required 40 ft. on RRCC streets.
- Requesting 50 ft. reduction and adding a 6 ft. privacy fence along the right-of-way line of Sullivan Rd.
- Requesting 20 ft. reduction at the RRCC development streets.

On motion of Board member Mitchum, seconded by Board member Cranford, passing unanimously, the Board voted to recommend that the Board of Commissioners grant the request of Petition ZA 014-21 variance # 2, subject to the following conditions:

1. The front setback facing Sullivan Rd will be a minimum of 50 ft. with 6 ft. privacy fence.
2. The 6 ft. privacy fence is to stay in good working order and be replaced by the property owner, if it becomes damaged, or at the County's discretion.
3. The front setback within the RRCC development shall be a minimum of 20 ft.

RESULT: **RECOMMENDED APPROVAL [3 TO 0]**
MOVER: Lisa Mitchum, District 1
SECONDER: Billy Cranford, District 4
AYES: George Harper, Lisa Mitchum, Billy Cranford
ABSENT: Delia Crouch
RECUSED: Craig Jackson

Minimum Side Yard Setback

III. Article 9 Sec 92A Item 5. Minimum Side Yard Setback

- Required 10 ft.
- Requesting 5 ft. reduction

On motion of Board member Mitchum, seconded by Board member Cranford, passing unanimously, the Board voted to recommend that the Board of Commissioners grant the request of Petition ZA 017-21 variance # 3, subject to the following condition:

1. The minimum side yard setback reduction shall not exceed the requested 5 ft.

RESULT: **RECOMMENDED APPROVAL [3 TO 0]**
MOVER: Lisa Mitchum, District 1
SECONDER: Billy Cranford, District 4
AYES: George Harper, Lisa Mitchum, Billy Cranford
ABSENT: Delia Crouch
RECUSED: Craig Jackson

Minimum Rear Yard Setback

IV. Article 9 Sec 92A Item 6. Minimum Rear Yard Setback

- Required 40-ft.
- Requesting 20 ft. reduction

On motion of Board member Cranford, seconded by Board member Mitchum, passing unanimously, the Board voted to recommend that the Board of Commissioners grant the request of Petition ZA 017-21 variance # 4, subject to the following condition:

1. The Rear Yard Setback shall not exceed the requested 20 ft. reduction.

RESULT: **RECOMMENDED APPROVAL [3 TO 0]**
MOVER: Billy Cranford, District 4
SECONDER: Lisa Mitchum, District 1
AYES: George Harper, Lisa Mitchum, Billy Cranford
ABSENT: Delia Crouch
RECUSED: Craig Jackson

Minimum Lot Width Reduction

V. Article 9 Sec 92A Item 7 Minimum Lot Width Reduction

- Required 60 ft.
- Requesting a 10 ft. reduction to 50 ft.

Ms. White: Prior reductions have been requested by applicants. The previous ordinance required 70 ft. lot width and requests were made to reduce to 60 ft. The Ordinance was subsequently amended to require the current 60 ft. lot width.

On motion of Board member Mitchum, seconded by Vice-Chairman Harper, with Board member Cranford voting in opposition, the Board voted to recommend that the Board of Commissioners grant the request of Petition ZA 017-21 variance # 5, subject to the following condition:

1. The lot width reduction shall not exceed the requested 10 ft.

RESULT:	RECOMMENDED APPROVAL [2 TO 1]
MOVER:	Lisa Mitchum, District 1
SECONDER:	George Harper, District 3 - Vice-Chairman
AYES:	George Harper, Lisa Mitchum
NAYS:	Billy Cranford
ABSENT:	Delia Crouch
RECUSED:	Craig Jackson

Buffer Reduction

VI. Article 9 Sec 95A Buffer Requirements

- Request to eliminate the required 50 ft. buffer between Lots 11 & 12 (lot 11 remaining in the O-I district).

On motion of Board member Cranford seconded by Board member Mitchum, passing unanimously, the Board voted to recommend that the Board of Commissioners grant the request of Petition ZA 017-21 variance # 6, subject to the following conditions:

1. A 50 ft. buffer shall be met along all RC-Rural Conservation subdivisions including the Wexford and Springfield subdivisions as noted on the Conceptual Site Plan.
2. As proffered by the applicant, the 6 ft. privacy fence shall be installed, remain in good working order, and be replaced by the Homeowner's Association, if it becomes damaged, or at the County's discretion.
3. The 6 ft. privacy fence shall be provided along the O-I zoning as well as all along the C-6 zoning.

RESULT:	RECOMMENDED APPROVAL [3 TO 0]
MOVER:	Billy Cranford, District 4
SECONDER:	Lisa Mitchum, District 1
AYES:	George Harper, Lisa Mitchum, Billy Cranford
ABSENT:	Delia Crouch
RECUSED:	Craig Jackson

Street Design - Cul-de-sac

VII. Article 24 Sec 246.6 Streets

- Street Design

- Request to eliminate Cul-de-sac
- Where a development contains a dead-end street other than a cul-de-sac, the dead-end street shall meet the requirements of IFC (International Fire Code) section 503.2.5 and not exceed 150 ft. distance from the nearest intersection.

On motion of Board member Mitchum, seconded by Board member Cranford, passing unanimously, the Board voted to recommend that the Board of Commissioners grant the request of Petition ZA 017-21 variance # 7, subject to the following condition:

1. The street design shall meet all applicable requirements of the Fire Marshal and Public Works Director.

RESULT:	RECOMMENDED APPROVAL [3 TO 0]
MOVER:	Lisa Mitchum, District 1
SECONDER:	Billy Cranford, District 4
AYES:	George Harper, Lisa Mitchum, Billy Cranford
ABSENT:	Delia Crouch
RECUSED:	Craig Jackson

Street Design - Street Width

VIII. Article 24 Sec 246.6. K - Street R-O-W Widths

- Street Design - Street Width
- The applicant is requesting to reduce the right-of-way along the streets of Oak Hill development from 50 ft. to 36 ft. to place pedestrian sidewalks 5 ft. behind the back of curb. All utilities and sidewalks would be placed within a 12 ft. utility and sidewalk easement behind the proposed right-of-way per Exhibit A.

Ms. White: Five (5) subdivisions have previously been granted a variance for 36 ft. street width.

On motion of Board member Cranford, seconded by Board member Mitchum, passing unanimously, the Board voted to recommend that the Board of Commissioners grant the request of Petition ZA 017-21 variance # 8, subject to the following conditions:

1. The recorded final plat and the homeowner's association covenants shall state that the maintenance of sidewalks shall be the responsibility of the Homeowner's Association.
2. The front building setback line shall remain 20 ft. for all lots that front on streets with right-of-way widths less than 50 ft.
3. There shall be 12 ft sidewalk and utility easement at the edge of the right-of-way line for all streets with right-of-way less than 50 ft. in width.

RESULT:	RECOMMENDED APPROVAL [3 TO 0]
MOVER:	Billy Cranford, District 4
SECONDER:	Lisa Mitchum, District 1
AYES:	George Harper, Lisa Mitchum, Billy Cranford
ABSENT:	Delia Crouch
RECUSED:	Craig Jackson

Building Design Standards

IX. Article 9 Sec 94A.6. Building Design Standards

- Building Design standards - *The following items are incorporated into the building design:*
- A step-free feature to at least one entrance of the unit;
- Thirty-six-inch-wide, clear passage doorways throughout the unit.
- Wheelchair, step-free access to the following areas at a minimum: kitchen, dining area, entertainment area (e.g. living room/den, great room, etc.), at least one bedroom, at least one full bathroom, and laundry room with washer/dryer connection and the installation of full sheets of $\frac{3}{4}$ " plywood, blocking and/or its equivalent in all bathrooms to allow for future installation, if necessary of grab bars.
- Applicant requests making the above accessibility requirements a purchase option.

Board Member Mitchum: Does not agree with requirements, I would not want to purchase items I do not need, would not want to live in a "handicapped" home, items should be an option.

Board Member Cranford: Design standards that are required do not make the house look like a "handicapped" house. The conditions are not burdensome and are easier and cheaper to include in the original build as opposed to the cost to retrofit if needed later. Removing these conditions negates the intent of the RRCC ordinance.

Applicant confirmed that all houses will be built on slabs and not basements.

Board Member Cranford made a motion to deny the request with the following conditions:

1. 36 inch doors may be reduced to 32 inches, provided all 32 inch openings have a required 5 ft. radius.
2. At least one shower door shall be 32 inches wide.

The motion died for lack of a second.

Discussions resumed as previously documented above.

Board Member Mitchum pondered the wording of the condition for the door widths, while objecting to the requirement of the shower door width.

Board Member Cranford stated the wording would be easy if they would vote for his motion and he would remove the shower door requirement.

On motion of Board member Cranford, seconded by Board member Mitchum, passing unanimously, the Board voted to recommend that the Board of Commissioners deny the request of Petition ZA 017-21 variance # 9, with the following condition/exception:

1. 36 inch doors may be reduced to 32 inches, provided all 32 inch openings have a required 5 ft. radius.

RESULT:	RECOMMENDED DENIAL [3 TO 0]
MOVER:	Billy Cranford, District 4
SECONDER:	Lisa Mitchum, District 1
AYES:	George Harper, Lisa Mitchum, Billy Cranford
ABSENT:	Delia Crouch
RECUSED:	Craig Jackson

Tree Preservation Ordinance

X. Article 25A Sec 253A Item #5 Determination of Caliper Inch Requirements

5. Determination of caliper inch requirements.
 - a. Single-family residential development required to provide open space shall retain 50 percent of all trees located in the required open space area of the development; and shall maintain or exceed 12 caliper inches per lot in the front yard of all residential lots. Existing deciduous trees on the lot may be preserved to meet the 12-inch requirement per lot. The minimum size for new trees used to meet this requirement shall be three caliper inches; and the trees must be deciduous. All newly planted trees used to meet this requirement must be planted in the front yards, except in the RRCC zoning district and the RCSD-B and ECP-B development types, where the caliper inches may be met anywhere on the lot. Prior to request for a certificate of occupancy, the trees used in meeting this requirement must be clearly identified in the field with flagging.

On motion of Board member Cranford, seconded by Board member Mitchum, passing unanimously, the Board voted to recommend that the Board of Commissioners grant the request of Petition ZA 017-21 variance # 10, subject to the following conditions:

1. The development shall incorporate all caliper tree inches within the lots and/or open space of the residential development.
2. Those trees within the Open Space shall be the responsibility of the HOA and maintained and/or replaced if deceased/diseased.

RESULT:	RECOMMENDED APPROVAL [3 TO 0]
MOVER:	Billy Cranford, District 4
SECONDER:	Lisa Mitchum, District 1
AYES:	George Harper, Lisa Mitchum, Billy Cranford
ABSENT:	Delia Crouch
RECUSED:	Craig Jackson

IV. Additional Business

A. Next BOZA Mtg - July 22, 2021

V. Adjournment

Adjourn

On motion of Board member Cranford, seconded by Board member Mitchum, passing unanimously, the Board voted to adjourn the meeting.

RESULT:	APPROVED [3 TO 0]
MOVER:	Billy Cranford, District 4
SECONDER:	Lisa Mitchum, District 1
AYES:	George Harper, Lisa Mitchum, Billy Cranford
ABSENT:	Delia Crouch
RECUSED:	Craig Jackson