



Coweta County Board of Zoning Appeals

Public Hearing

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~ Minutes ~

Angela White
770.254.2635

Thursday, May 20, 2021

6:00 PM

Commission Chambers

I. Meeting Called to Order

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

II. Approval of Minutes

1. Board of Zoning Appeals - Public Hearing - Apr 22, 2021 6:00 PM

On motion of Board member Crouch, seconded by Board member Mitchum, the Board voted to approve the minutes from the Public Hearing held on April 22, 2021.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Delia Crouch, District 5
SECONDER:	Lisa Mitchum, District 1
AYES:	George Harper, Lisa Mitchum, Delia Crouch
ABSENT:	Craig Jackson, Billy Cranford

III. Public Hearing

A. Petitions

1. 8241 : ZA 020-21 Matthews, Brian - Front Yard Setback Reduction

The subject property is located at 116 Glover Circle, Lot 12A in the Red Acres Subdivision. The site has a total area of 2.12± acres, zoned RC (Rural Conservation).

The applicant is proposing to extend an existing front porch to create more room for recreational uses; therefore, requests a 2-ft variance to encroach on the required 50-ft front building setback under *Article 23. Dimensional Requirements*. The extension will position the front porch 48-feet from the property line along Glover Circle.

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

1. Based on staff comments, the proposed use should not have impact on public facilities or on the surrounding area. (Factors 1, 2, 4, 5)
2. The 2-ft setback reduction will only impact the front of the subject property, abutting Glover Circle. (Factors 1, 2, 3, 5)

3. Front porches are common features that provide homeowners an outdoor experience while in the safety of their own property. (Factors 6)

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 yard setback shall not exceed the requested 2-foot reduction.
2. The applicant shall meet all the applicable requirements of the Building Department.

There were no questions from the Board for staff.

Applicant: Did not wish to speak at this time.

Vice Chairman Harper called for any comments in support of or in opposition to this request. There were none.

On motion of Board member Crouch, seconded by Board member Mitchum, passing unanimously, the Board voted to close the Public Hearing regarding Petition # ZA 020-21.

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	Delia Crouch, District 5
SECONDER:	Lisa Mitchum, District 1
AYES:	George Harper, Lisa Mitchum, Delia Crouch
ABSENT:	Craig Jackson, Billy Cranford

ZA 020-21 Matthews, Brian - Front Yard Setback Reduction - 2-ft reduction

Commissioner Smith

Tax I.D. 048 5035 038

Commission District Commissioner Smith

Ms. Mitchum asked if there was a Homeowners Association for this subdivision.

Ms. Eschman stated that this was an older subdivision that did not have an HOA but that the street was classified as a Subdivision street with a 50 ft. right of way.

On motion of Board member Crouch, seconded by Board member Mitchum, passing unanimously, the Board voted to recommend that the Board of Commissioners grant the request of Petition # ZA 020-21, subject to the following conditions:

1. The front yard setback shall not exceed the requested 2-foot reduction.
2. The applicant shall meet all the applicable requirements of the Building Department.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	6/3/2021 6:00 PM	
MOVER:	Delia Crouch, District 5	
SECONDER:	Lisa Mitchum, District 1	
AYES:	George Harper, Lisa Mitchum, Delia Crouch	
ABSENT:	Craig Jackson, Billy Cranford	

2. 8242 : ZA 021-21 Horowitz, Tad & Christine - Var - Distance between Bldgs

The subject property is located at 23 Magnolia Drive, Lot 10 in the Lake Hills Subdivision. The site has a total area of 1.4± acres, zoned RC (Rural Conservation).

The applicant wishes to construct a pool in the rear yard; however, a large portion of the rear yard area is consumed by floodplain. In order for the proposed pool to be located outside of the floodplain area, the applicant is requesting a 6-ft reduction for placement of the pool. The pool location will be 4-ft from the principal dwelling instead of the required 10-ft separation.

The site plan shows an established residence with an existing lake, known as Lake # 1, surrounding the structure along the western and southern property lines. The septic tank and drain field lines are located in the side yard along the northern property boundary; therefore, eliminating this side yard area for a possible pool site.

In October 2020, it was determined by the Development Review Division that a 75-ft impervious buffer between the lake and proposed pool would not be required since the property contains a seawall. In addition, an engineer has provided a letter confirming that the proposed pool could be installed with zero fill in the floodplain.

There were no questions from the Board for staff.

Applicant: Thanked the Board for their consideration of his request.

Vice Chairman Harper called for any comments in support of or in opposition to this request. There were none.

On motion of Board member Crouch, seconded by Board member Mitchum, passing unanimously, the Board voted to close the Public Hearing regarding Petition # ZA 021-21.

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	Delia Crouch, District 5
SECONDER:	Lisa Mitchum, District 1
AYES:	George Harper, Lisa Mitchum, Delia Crouch
ABSENT:	Craig Jackson, Billy Cranford

ZA 021-21 Horowitz, Tad & Christine - Var - Distance between Bldgs Reduction - 6-ft from the Required 10-ft

Commissioner Blackburn
Tax I.D. 085B 015

Commission District Commissioner Blackburn

Ms. Crouch wished to verify that the applicant understood the conditions.

The applicant stated he had consulted with his Engineer and Contractor to develop the plan that has been submitted for this request, so he is aware of the conditions.

On motion of Board member Crouch, seconded by Board member Mitchum, passing unanimously, the Board voted to recommend that the Board of Commissioners grant the request of Petition # ZA 021-21, subject to the following conditions:

1. The pool structure shall not be closer than 4-feet from the primary residence.
2. The applicant shall meet all applicable requirements of the Building, County Engineer and Environmental Health Departments.
3. The applicant shall provide a preliminary site plan and provide proof that the proposed pool does not require fill to be placed in the floodplain unless an engineering compensatory analysis is provided by a licensed engineer certifying no-rise condition of the floodplain.
4. The applicant shall provide a Georgia Soil & Water Conservation Commission Level II Erosion Control Plan.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	6/3/2021 6:00 PM	
MOVER:	Delia Crouch, District 5	
SECONDER:	Lisa Mitchum, District 1	
AYES:	George Harper, Lisa Mitchum, Delia Crouch	
ABSENT:	Craig Jackson, Billy Cranford	

3. ZA 022-21 Spartan Investment Group, LLC - Var(2) - Setback Red - WITHDRAWN BY APPLICANT 60-ft front setback reduction on SR 16 25-ft front setback reduction on Marion Beavers Rd

Commissioner Poole

Tax I.D. 124 1054 001B

Commission District Commissioner Poole

Assistant Community Development Director White explained that Petition # ZA 022-21 filed by Spartan Investment Group, LLC requesting two (2) front yard setback variances for property located at 50 Marion Beavers Road, Sharpsburg was withdrawn by the applicant prior to the Public Hearing.

RESULT:	WITHDRAWN
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IV. Additional Business

A. Next BOZA Mtg - June 24, 2021

V. Adjournment

Adjourn

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lisa Mitchum, District 1
SECONDER:	Delia Crouch, District 5
AYES:	George Harper, Lisa Mitchum, Delia Crouch
ABSENT:	Craig Jackson, Billy Cranford