



Coweta County Board of Zoning Appeals

Public Hearing

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~ Minutes ~

Lisa Eschman
770.254.2635

Thursday, May 16, 2024

6:00 PM

Commission Chambers

I. Call to Order

Attendee Name	Title	Status	Arrived
Delia Crouch	District 5 - Chairman	Present	
Lisa Mitchum	District 1 - Vice-Chairman	Present	
Royce Williams	District 2	Present	
Russell Berry	District 3	Remote	
Billy Cranford	District 4	Present	
Ben Sewell	Assistant Community Development Director	Present	
Jon Amason	Community Development Director	Present	
Lisa Eschman	Zoning Manager	Present	
Nicole Blackwell	Zoning Associate	Present	
Linda Ham	Office Manager	Present	

II. Minutes Approval

1. Board of Zoning Appeals - Public Hearing - Apr 25, 2024 6:00 PM

On motion of Board member Mitchum seconded by Board member Williams, passing unanimously, the Board voted to approve the minutes from the Public Hearing held on April 25, 2024.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lisa Mitchum, District 1 - Vice-Chairman
SECONDER:	Royce Williams, District 2
AYES:	Crouch, Mitchum, Williams, Berry, Cranford

III. Petitions

1. Petition # VAR 24-08 Filed by Coweta County Water & Sewerage Authority Requesting a Variance for Property Located at Hwy 16 W at the Chattahoochee River, Newnan

Tax I.D. 022-4048-004

Commission District Commissioner McKenzie

The subject property has a total area of 3.4422± acres, zoned M-Industrial. The vacant tract is situated along the Chattahoochee River and adjacent to Hwy 16 W. The Coweta County Water and Sewerage Authority recently purchased the property in September 2023, with the intent to construct a raw water pump station and intake structure. The proposed structure will be an unmanned industrial facility. The purpose for the new raw water pump station facility is for the Coweta County Water and Sewerage Authority to withdraw water from the Chattahoochee River to support the County's water supply. Hence, the close proximity to the Chattahoochee River. The placement of the proposed facility lies within the 100-year floodplain area.

Since the proposed facility does lie within the 100-year floodplain area, necessary measures shall be taken for mitigation such as filling in the area within the floodplain

to raise the elevation of the building pad to be above the base flooding elevation of the river, and excavation within the property limits to offset any adverse impacts that the filling may cause. However, due to property limitations, the applicant is requesting a variance from Article 22. Section 224.3 Item 2 (a).

Per Coweta County Code of Ordinances, Article 22. Flood Damage Prevention Ordinance, Section 224.1 - No permit will be issued for the construction of building within the area of special flood hazard or area of future conditions flood hazard. Such building construction requires compensatory excavation to offset the proposed fill within the Special Flood Hazard Area (SFHA).

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

1. The applicant has provided supported documentation such that this request should not cause any significant impacts.
2. Compensatory excavation cannot be provided for this proposed fill due to limited Authority owned property and its relation to the existing water table of the river.

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

1. All Coweta County, GDOT, U.S. Army Corps of Engineers, Georgia Environmental Protection Division, and Federal Emergency Management Agency requirements shall be met.

There were no questions from the Board for Staff.

Applicant Representative declined to speak unless the Board has questions.

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 Williams, seconded by Board member Mitchum, passing unanimously, the Board voted to close the Public Hearing regarding VAR-24-08.

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]

MOVER: Royce Williams, District 2

SECONDER: Lisa Mitchum, District 1 - Vice-Chairman

AYES: Crouch, Mitchum, Williams, Berry, Cranford

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On motion of Board member Berry, seconded by Board member Mitchum, passing unanimously the Board voted to recommend that the Board of Commissioners grant the request of VAR-24-08, subject to the following conditions:

1. All Coweta County, GDOT, U.S. Army Corps of Engineers, Georgia Environmental Protection Division, and Federal Emergency Management Agency requirements shall be met.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next: 6/4/2024
	6:00 PM	
MOVER:	Russell Berry, District 3	
SECONDER:	Lisa Mitchum, District 1 - Vice-Chairman	
AYES:	Crouch, Mitchum, Williams, Berry, Cranford	

IV. Additional Business

1. Next Meeting

The next meeting will be held on June 20, 2024 in order to avoid conflicts with the upcoming July 4 holiday and scheduled vacation time.

V. Adjournment

1. Adjourn

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lisa Mitchum, District 1 - Vice-Chairman
SECONDER:	Russell Berry, District 3
AYES:	Crouch, Mitchum, Williams, Berry, Cranford