



Coweta County Board of Zoning Appeals

Public Hearing

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~ Agenda ~

Angela White
770.254.2635

Thursday, April 28, 2022

6:00 PM

Commission Chambers

I. Meeting Called to Order

Attendee Name	Present	Absent	Late	Arrived
District 3 - Vice-Chairman George Harper	☐	☐	☐	
District 1 Lisa Mitchum	☐	☐	☐	
District 4 Billy Cranford	☐	☐	☐	
District 5 Delia Crouch	☐	☐	☐	
District 2 Royce Williams	☐	☐	☐	

II. Approval of Minutes

1. Board of Zoning Appeals - Public Hearing - Feb 24, 2022 6:00 PM

III. Public Hearing

A. Petitions

1. VAR-22-000008 Pearl Springs - Buffer Reduction 100-ft to 0-ft against the RC District(Railroad Property)
Art 25 Buffer Reduction
S Hwy 29, Newnan
Comm Lassetter
Tax I.D. 076 2040 010
Commission District Commissioner Lassetter

2. VAR-22-000012 Pearl Springs - Front Loading Doors Variance
Art 24 Development Standards
S Hwy 29, Newnan
Comm Lassetter
Tax I.D. 076 2040 010
Commission District Commissioner Lassetter

3. VAR-22-000009 Ginn, Jerry - Road Frontage Reduction
Article 23 Road Frontage Reduction
414 Marion Beavers Rd, Sharpsburg
Comm Poole
Tax I.D. 123 1053 014
Commission District Commissioner Poole

4. VAR-22-000010 Fischer Marketplace, LLC - Buffer Reduction

Art 25 Buffer
Fischer Marketplace Development on SR 34 E
Comm Poole
Tax I.D. 145 6133 016
Commission District Commissioner Poole

5. VAR-22-000015 Twelve Parks Phase D - Front Setback Reduction
Art 23 Dimensional Req - Front Setback Reduction
Twelve Parks Development - Phase D
Comm Poole
Tax I.D. 136 1122 001
Commission District Commissioner Poole

6. ZA 01-22 Barber, Jr, Quilliam - Art 12 Manufactured Home
Art 12 Manufactured Home Ordinance
1592 Welcome to Sargent Rd, Newnan
ZA 01-22
Tax I.D. 034A 075A
Commission District Commissioner Lassetter

7. VAR-22-000005 Deana Young- Reduction of Acreage for Guest House 10-acres to 3.95- acres-
Reduction of 6.05-acres
Art 7. Sect. 72 Item 11(b) Acreage Reduction for Guest House
4263 Tommy Lee Cook Road, Newnan
Comm Blackburn
Tax I.D. 069-8112-012
Commission District Commissioner Blackburn

8. VAR-22-000011 Angler Investments- Buffer Reduction Proposing a 50-ft buffer from the
required 75-ft (25-ft Reduction) along Northern Property Boundary
Art 25. Sec 251.Buffer Reduction
3174 Hwy 16 E, Sharpsburg
Comm Poole & Comm Lassetter
Tax I.D. 124-1049-008
Commission District Commissioner Poole, Commissioner Lassetter

9. VAR-22-000011 Brandon Eidson- Front Setback Reduction Reduction of 17-ft from the
required 50-ft Proposing the placement of an accessory structure 33-ft from front property
line.
Art. 23. Dimensional Requirements
4049 Tommy Lee Cook Road, Newnan
Comm Blackburn
Tax I.D. 081-8110-013A
Commission District Commissioner Blackburn

10. VAR-22-000014 Eric McCally - No Structure Setback Reduction Reduction of 45-ft from the required 75-ft Proposing the placement of an accessory structure 30-ft along side property line.

Art 7. Sec 73.4 RE 2.5 Development

3526 S Hwy 29, Moreland

Comm Lassetter

Tax I.D. 091-2186-035

Commission District Commissioner Lassetter

11. VAR-22-000016 Clayton Edmondson- Front Setback Reduction Reduction of 61-ft from the required 171-ft Proposing the placement of an accessory structure 110-ft from front property line.

Art. 23. Dimensional Requirements

996 Bruce Jackson Road, Newnan

Comm Lassetter

Tax I.D. 027-3073-018

Commission District Commissioner Lassetter

IV. Additional Business

A. Next BOZA Mtg - May 26, 2022

B. B. Election of BOZA Officers

V. Adjournment

As set forth in the Americans with Disabilities Act of 1992, the Coweta County government does not discriminate on the basis of disability, and will assist citizens with special needs given proper notice (seven working days). For more information, please call 770.254.2608.