



Coweta County Board of Zoning Appeals

Public Hearing

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~ Minutes ~

Angela White
770.254.2635

Thursday, April 22, 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	Present	

II. Approval of Minutes

1. Board of Zoning Appeals - Public Hearing - Mar 25, 2021 6:00 PM

RESULT:	APPROVED [UNANIMOUS]
MOVER:	George Harper, District 3 - Vice-Chairman
SECONDER:	Lisa Mitchum, District 1
AYES:	Jackson, Harper, Mitchum, Cranford, Crouch

III. Public Hearing

A. Petitions

1. 8186 : ZA 010-21 Cantu, Richard - CUP - RV

The subject property consists of 5.00± acres, Tract 7 of "The Homestead" development, located at 852 Andrew Bailey Road, zoned RC (Rural Conservation).

A modular home is currently located on the site. The applicant plans to remove the existing structure and begin construction on a new residence. The applicant would like to remain on the premise to oversee the removal of the existing structure and the construction of the permanent home.

In 2020, the applicant was granted a twelve (12) month period to utilize a RV (camper) for temporary living purposes during the demolition/construction process. The applicant contacted this office in March and requested an extension. He advised that the COVID-19 pandemic rendered he and his wife unemployed and they were unable to get the financing for the loan. During this time, the applicant was residing within the modular home. According to the applicant, a loan has recently been secured and the initial plan of demolition and then construction can begin; therefore, the applicant would appreciate the Board's consideration of a twelve (12) months.

A zoning verification has been submitted and approved by the Community Development Department in 2020. However, after a brief review from the Development Review Division the zoning verification is still valid; therefore,

the applicant can proceed to pull the appropriate permits, for the demolition phase and construction of the new home.

At this time, there have been no permits pulled at the property, and the RV (camper) is parked in the side yard next to the existing structure. It is certainly the option of the applicant to proceed with plans to construct a new home on the subject property. However, with the proposed request to extend the RV (camper) for an additional twelve (12) months as a temporary residence; the applicant must be prepared to begin all work immediately upon approval of the request. All work shall be actively ongoing until construction of the new home is complete.

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

1. The use of the recreational vehicle (RV) is temporary for twelve (12) months while a permanent home is constructed on the subject site. (Factors 1, 2, 3, 5, 6)
2. The temporary use of the recreational vehicle (RV) should have little impact on the county or the surrounding areas. (Factors 1, 2, 4, 5, 11)
3. The temporary use of a recreational vehicle (RV) shall create no additional impact or service requirement as it serves as a temporary residence. (Factors 4, 5, 8, 9)

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

1. The use of the recreational vehicle as a temporary basis shall be permitted for a maximum period of twelve (12) month, beginning May 5, 2021 and ending May 4, 2022 at which time the recreational vehicle (RV) shall no longer be used as the residence.
2. Upon approval of the request, the applicant must apply for the demolition and site prep permits within 30 days or revoke the Conditional Use Permit request.
3. No more than one (1) recreational vehicle shall be parked on the site.
4. If possible, park the recreational vehicle (RV) at least 10-feet away from the primary residential structure.
5. Ensure the recreational vehicle (RV) has a working smoke and carbon monoxide detector.
6. If the RV does not already have one in place, the Fire Marshal recommends installing a multipurpose dry chemical fire extinguisher.
7. The applicant shall meet all applicable requirements of the Environmental Health Department.

There were no questions from the Board for Staff.

Applicant: I was here one year ago, my wife and I got laid off and could not obtain a loan. We did not live in the RV this past year at all, and the

neighbors do not object to our request.

The Chairman called for anyone who wished to speak in favor/opposition of 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 010-21.

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

ZA 010-21 Cantu, Richard - CUP - RV - Extension

Commissioner Reidelbach

Tax I.D. 133 6090 010

Commission District Commissioner Reidelbach

On motion of Board member Cranford, seconded by Board member Crouch, passing unanimously, the Board voted to recommend that the Board of Commissioners grant the request of Petition ZA 010-21, 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 May 5, 2021 and ending May 4, 2022 at which time the recreational vehicle (RV) shall no longer be used as the residence.
2. Upon approval of the request, the applicant must apply for the demolition and site prep permits within 30 days or revoke the Conditional Use Permit request.
3. No more than one (1) recreational vehicle shall be parked on the site.
4. If possible, park the recreational vehicle (RV) at least 10-feet away from the primary residential structure.
5. Ensure the recreational vehicle (RV) has a working smoke and carbon monoxide detector.
6. If the RV does not already have one in place, the Fire Marshal recommends installing a multipurpose dry chemical fire extinguisher.
7. The applicant shall meet all applicable requirements of the Environmental Health Department.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	5/4/2021 6:00 PM	
MOVER:	Billy Cranford, District 4	
SECONDER:	Delia Crouch, District 5	
AYES:	Jackson, Harper, Mitchum, Cranford, Crouch	

2. 8188 : ZA 012-21 SE Trust for Parks and Land, Inc - CUP - Nature Preserve/Passive Park

The subject property consists of 18.696± acres located off Cannongate Road, zoned RC (Rural Conservation). The applicant purchased eleven (11) lots

from Cannongate Village in December 2020. The individual lots were combined into one tract and is currently in a permanent deed restriction which requires the property to remain in its natural state.

The applicant is requesting a Conditional Use Permit to incorporate a passive recreation area for public use such as walking, biking, and bird watching. The passive area will be a natural surface loop trail approximately 3' wide and less than 2 miles in length. The proposed recreation area will have simple wood benches, picnic tables, bike racks and nature education signage kiosks. There will be no structures on the sight. The applicant desires to utilize a flat, compacted natural surface for a small parking area to accommodate a maximum of ten (10) parking spaces.

The nature preserve/passive park will be operated and maintained by a non-profit organization referred to as STPAL, Inc.

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

1. The proposed recreational use will keep the subject property in a natural state. (Factors 2, 5, 6)
2. Based on staff comments and recommended conditions, the proposed use should not have any adverse impact on public facilities. (Factor 4)
3. The proposed use should not have an adverse effect on the aesthetic value of the surrounding area. (Factors 1, 2, 5, 6, 11)
4. The Canongate Village Homeowners Association has provided a letter of support for the proposed nature preserve park. (Factors 2, 11)

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

1. Sight distance from the proposed driveway must meet AASHTO Intersection Sight Distance requirements.
2. No parking shall be allowed within the county right-of-way along Cannongate Road.
3. The applicant shall meet all the applicable requirements of the Development Review Division.
4. The nature preserve park/trail shall be maintained and operated by Southeastern Trust for Parks and Land, LLC.

There were no questions from the Board for Staff.

Applicant: Bill Jones, Executive Director, STPAL, Inc. We are a 501 3c registered corporation.

Users will primarily be Cannongate area residents. An active volunteer group is forming for support for this project. This property not being developed is a gift to the Community. We will be installing azaleas and bluebird houses along with other things to support wildlife.

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

Letters of support were provided by the following citizens:

Jon and Cindy Schnable, 20 Louise Suggs Ln., Sharpsburg, Ga. 30277

The Chairman called for anyone who wished to speak in opposition of this request.

William Gray, 119 Canongate Trace, Sharpsburg, Ga. 30277

Mr. Gray has concerns with the removal of trees, citing security and safety. He also has concerns with the road speeds, stating that people will be injured or killed trying to cross the road to visit this park. The 10 ft. setback from the road is also a concern.

On motion of Board member Crouch, seconded by Board member Cranford, passing unanimously, the Board voted to close the Public Hearing regarding Petition ZA 012-21.

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]

MOVER: Delia Crouch, District 5

SECONDER: Billy Cranford, District 4

AYES: Jackson, Harper, Mitchum, Cranford, Crouch

ZA 012-21 SE Trust for Parks and Land, Inc - CUP - Nature Preserve/Passive Park

Commissioner Reidelbach

Tax I.D. 130 6112 150 - 158/130 6111 217-218

Commission District Commissioner Reidelbach

Board member Mitchum stated that there are no sidewalks on Cannongate Road and the speeding is a bad problem.

Board member Cranford voiced the opinion that the park will be good for the County and good for the neighborhood.

On motion of Board member Cranford, seconded by Board member Crouch, passing unanimously the Board voted to recommend that the Board of Commissioners grant the request of Petition ZA 012-21, subject to the following conditions:

1. Sight distance from the proposed driveway must meet AASHTO Intersection Sight Distance requirements.
2. No parking shall be allowed within the county right-of-way along Cannongate Road.
3. The applicant shall meet all the applicable requirements of the Development Review Division.
4. The nature preserve park/trail shall be maintained and operated by Southeastern Trust for Parks and Land, LLC.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	5/4/2021 6:00 PM	
MOVER:	Billy Cranford, District 4	
SECONDER:	Delia Crouch, District 5	
AYES:	Jackson, Harper, Mitchum, Cranford, Crouch	

3. 8189 : ZA 013-21 SE Trust for Parks and Land, Inc - Variances

The subject property consists of 18.696± acres located off Cannongate Road, zoned RC (Rural Conservation). The applicant purchased eleven (11) lots from Cannongate Village in December 2020. The individual lots were combined into one tract and is currently in a permanent deed restriction to remain in a natural state.

The applicant is proposing to incorporate a passive recreation area for public use such as walking, biking, bird watching, and the pure enjoyment of nature. The passive area will be a natural surface loop trail approximately 3' wide and less than 2 miles in length.

Any recreational area utilized for public use must be located 200-ft from all property lines. Based upon the lot dimensions a setback reduction is needed for the proposed use.

With that, the applicant has filed the following two (2) variances for the passive recreation area on the subject property:

1. Reduction of 10-ft along I-85 (northern property line).
2. Reduction of 50-ft along the eastern and western property lines.

The nature preserve/passive park will be operated and maintained by a non-profit organization referred to as STPAL

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

1. Based on staff comments and recommended conditions, the proposed use should not have any adverse impact on public facilities or the surrounding area. (Factors 1, 2, 4, 5)
2. The site is limited due to the lot dimensions. (Factors 3, 6)
3. The Canongate Village Homeowners Association has provided a letter of support for the proposed nature preserve park. (Factors 2)

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

1. The applicant shall meet all the requirements of the Development Review and Public Works Department.
2. The setback reduction shall not exceed 10-ft along the northern property line against I-85.
3. The setback reduction shall not exceed 50-ft along the eastern and western property lines.

There were no questions from the Board for Staff.

Applicant: Bill Jones, Executive Director, STPAL, Inc.

Would like to add that the intent is for enough vegetation that no one will be able to see the trail and trail users will not be able to see the neighbors.

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

Letters of support were provided by the following citizens:

Jon and Cindy Schnable, 20 Louise Suggs Ln., Sharpsburg, Ga. 30277

The Chairman called for anyone who wished to speak in opposition of this request.

William Gray, 119 Canongate Trace, Sharpsburg, Ga. 30277

Mr. Gray wanted to reiterate his concerns about security considering the issues experienced on I-85 in recent weeks.

On motion of Board member Mitchum, seconded by Board member Crouch, passing unanimously, the Board voted to close the Public Hearing regarding Petition ZA 013-21.

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

ZA 013-21 SE Trust for Parks and Land, Inc - Variances

Commissioner Reidelbach

Tax I.D. 130 6112 150-158/ 130 6111 217-218

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 013-21, subject to the following conditions:

1. The applicant shall meet all the requirements of the Development Review and Public Works Department.
2. The setback reduction shall not exceed 10-ft along the northern property line against I-85.
3. The setback reduction shall not exceed 50-ft along the eastern and western property lines.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	5/4/2021 6:00 PM	
MOVER:	Billy Cranford, District 4	
SECONDER:	George Harper, District 3 - Vice-Chairman	
AYES:	Jackson, Harper, Mitchum, Cranford, Crouch	

4. 8190 : ZA 014-21 Nalewako, Richard & Karen - Road frontage variance

The subject property consists of 14.03± acres located on Smokey Rd, approximately 1,200-ft. from the intersection of Bruce Jackson Road, and 600-ft. from the intersection of J D Walton Rd., Newnan.

The applicants are interested in subdividing the property for a 5.253-acre tract, a 5.243-acre tract both to sell and the remaining acreage of 3.716 acreage would then be combined with the Nalewako's property to the east for existing farm property.

The existing parcel has 115.72' road frontage on Smokey Rd. Under the current regulations, 220-ft is required. The applicant is requesting a vested road frontage for the lot with the reduction of 104.28'.

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

1. The subject property and current road frontage has been established since 1982. (Factors 3, 5)
2. Based on staff comments, the proposed use should not have impact on public facilities or on the surrounding area. (Factors 1, 2, 4, 5)

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

1. The applicant must verify that adequate intersection sight distance, based on AASHTO requirements, is available from the proposed driveway location.
2. The road frontage reduction along Smokey Road shall not exceed the requested 104.28-feet.
3. The road frontage shall remain the current measurement of 115.72-feet as depicted on survey by Christopher Brothers, LLC #3195, Drawing # CF=77085, Disk # February-2021.

There were no questions from the Board for Staff.

The Chairman called for anyone who wished to speak in favor/opposition of 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 014-21.

RESULT: APPROVED [UNANIMOUS]

MOVER: Delia Crouch, District 5

SECONDER: Lisa Mitchum, District 1

AYES: Jackson, Harper, Mitchum, Cranford, Crouch

ZA 014-21 Nalewako, Richard & Karen - Road frontage variance

Commissioner Lassetter

Tax I.D. 028 3097 007

Commission District Commissioner Lassetter

On motion of Board member Crouch, seconded by Board member Harper, passing unanimously, the Board voted to recommend that the Board of Commissioners grant the request of Petition ZA 014-21, subject to the following conditions:

1. The applicant must verify that adequate intersection sight distance, based on AASHTO requirements, is available from the proposed driveway location.
2. The road frontage reduction along Smokey Road shall not exceed the requested 104.28-feet.
3. The road frontage shall remain the current measurement of 115.72-feet as depicted on survey by Christopher Brothers, LLC #3195, Drawing # CF=77085, Disk # February-2021.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	5/4/2021 6:00 PM	
MOVER:	Delia Crouch, District 5	
SECONDER:	George Harper, District 3 - Vice-Chairman	
AYES:	Jackson, Harper, Mitchum, Cranford, Crouch	

5. 8191 : ZA 015-21 Taylor, Loren G/ Garretts - Easement Variance

The subject property consists of 27.36± acres and was established back in the early 1970s with several homes. As of this writing, there are seven homes associated within the family complex, connected with 2 other parcels.

In 2018, the applicant inquired about the process of deeding a 3.00± acre homestead lot to their daughter, Kimera Garrett. The family contacted Ben Sewell for further understanding of the procedures and requirements. At that time, it was determined the homestead lot could be accessed by the established easement along Cannon Road. Unfortunately, the family didn't proceed with the process. Earlier this year, a survey was presented to the Development Review Division to be signed prior to the recording of the plat. However, due to an ordinance amendment in 2019, which changed the easement requirements the survey was denied. Therefore, the applicants are unable to move forward without consideration of a variance.

This request is being submitted by Mr. Taylor, the patriarch, so that he can deed the property to his daughter.

The daughter does not plan to make any changes to the existing structure or property, but only acquire ownership of the established residence and land. The proposed 3.00± homestead lot is in the rear area of the parcel, along the southern property line. The existing easement has provided access to the private residence since 1981 and there are no alternate means of ingress/egress to the property. Also, letters of support have been provided by all the adjoining property owners.

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

1. Based on staff comments, the proposed use will not have an adverse impact on the adjacent and surrounding properties.

- (Factors 1, 2, 3, 4, 5, 6)
2. The proposed request will not create any additional burden on the existing easement infrastructure. (Factors 1, 2, 3, 5, 6)
 3. The adjoining property owners have submitted letters of support for the proposed request. (Factors 2, 5)

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

1. There shall be no additional driveway constructed or any changes made to the existing easement.

There were no questions from the Board for Staff.

Applicant: This will be used only for access to the new residence.

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

Letters of support were provided by the following citizens:

Pamela Amico, 50 Cannon Rd., Sharpsburg, Ga. 30277
Mark & Daryl Rowe, 74 Cannon Rd., Sharpsburg, Ga. 30277
Elijah Kline, 98 Cannon Rd., Sharpsburg, Ga. 30277
Tom & Joanne Rowe, 120 Cannon Rd., Sharpsburg, Ga. 30277
Daniel Wible, 142 Cannon Rd., Sharpsburg, Ga. 30277

On motion of Board member Crouch, seconded by Board member Cranford, passing unanimously, the Board voted to close the Public Hearing regarding Petition ZA 015-21.

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	Delia Crouch, District 5
SECONDER:	Billy Cranford, District 4
AYES:	Jackson, Harper, Mitchum, Cranford, Crouch

ZA 015-21 Taylor, Loren G/ Garretts - Easement Variance

Commissioner Lassetter

Tax I.D. 125 1045 012 (pt)

Commission District Commissioner Lassetter

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 015-21, subject to the following condition:

1. There shall be no additional driveway constructed or any changes made to the existing easement.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	5/4/2021 6:00 PM	
MOVER:	Delia Crouch, District 5	
SECONDER:	Lisa Mitchum, District 1	
AYES:	Jackson, Harper, Mitchum, Cranford, Crouch	

6. 8192 : ZA 016-21 The Heritage School - CUP - Master Plan

Board member Harper recused himself from this discussion.

The subject property consists of 72.97± acres located at 2093 N Highway 29 and is the home of the Heritage School of Newnan. The campus began at this location in the early 1970s with a main classroom/administration building. Over the years, the school has grown with increased enrollments. The school is currently composed of Lower School, Middle School and Upper School. Attendance has topped 500 with continuing growth in the Community.

As the Coweta County Zoning & Development Ordinance was expanded to address the needs of a growing county, the requirements for Schools and the related Conditional Use Permits began.

In 2007, the school's growth had needs for a new maintenance facility, a classroom building, an arts center and a gymnasium. In 2011, an additional 5,400 sq. ft. classroom facility was added. Then in 2017, an administrative complex was added as an independent structure. This allowed the school to renovate the previous building for more classrooms. During this time, recreational fields and walking paths have been added.

This request includes a Master Plan that the Heritage Board of Directors has set forth as their future mission. After discussion with staff, it was recommended that the School submit its Master Plan for consideration so that it could be reviewed as a comprehensive campus as well as reducing the number of applications that would need to come to the Zoning Board over the years. With that, the Heritage School submits this request which would address the remainder of its Master Plan structures for the future. It includes the following:

- A 10,000 to 12,000 square foot classroom building for the Middle School, identified as Building #7 (Goal would be to have constructed and operating in Fall 2021)
- Baseball field #21
- Practice football field #22
- Multi-purpose field #23
- Additional Tennis Court #19
- Play Field #17
- Future Performing Arts Building #16

The applicant proposes to utilize complimentary architectural materials such as brick, stone, block, and metal utilized in its current campus design.

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 applicant shall add a new and separate access point to US 29

- from the area containing the hub of campus buildings and parking areas. The two existing drives to the main campus join together to allow only a single point of access to the school buildings and parking areas. A permit from the Georgia Department of Transportation will be required for the new access point to US 29 and all requirements of GDOT must be satisfied. Said requirement to be completed prior to certificate of occupancy of any future
2. Access from the proposed Madras Connector to the proposed athletic fields on the north and south sides of this roadway shall be limited to the proposed western-most drive locations. Turn lanes will be required at these entrances.
 3. At the time of site development review for the future proposed facilities a parking needs evaluation will need to be submitted and reviewed with the predevelopment site plan package ensuring that the facilities have adequate parking and queuing to prevent traffic from backing up into public rights-of-way.
 4. The school should provide an appropriate pedestrian connection to the athletic field that is across the road from the future Madras Connector.
 5. All drainage basins shall be considered and shall meet the Article IV Ordinance requirements for stormwater management.
 6. The school shall agree to work with the county, in good faith, to address any concerns or complaints related to odor, glare, noise or similar objectionable features.
 7. All applicable requirements of the Fire, Environmental Management or Building Department shall be met.
 8. The applicant shall comply with all requirements of Coweta County's Stormwater Management, Soil Erosion & Sedimentation Control, and Wetlands Protection Ordinances.
 9. Lighting shall be established so adjacent properties and roadways are not adversely affected, and to preclude glare onto or direct illumination of adjacent properties and streets incorporating pedestrian scaled and downcast lighting.
 10. Any building addition shall match the existing architectural materials and design features.

There were no questions from the Board for Staff.

Applicant: Tom Crymes, Tomco Construction, and Board Member Heritage School

Three conditions listed raise concerns for future construction issues that we would prefer were not a requirement of the CUP.

The issue of adding a third access point adds to security concerns. The school would like to address the traffic stacking issues on the internal property, the school owns 75 acres and has ample area to stack traffic and can also stagger start times as a solution. Another private school has less acreage and yet has not been required to add a third access point even though they have triple the student population.

The requirement of the turn lanes on the connector road is a concern.

The requirement of the lighting condition is a concern.

The 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 Crouch, passing by a vote of 4 to 1, with Board member Harper being recused, the Board voted to close the Public Hearing regarding Petition ZA 016-21.

RESULT:	APPROVED [4 TO 0]
MOVER:	Billy Cranford, District 4
SECONDER:	Delia Crouch, District 5
AYES:	Craig Jackson, Lisa Mitchum, Billy Cranford, Delia Crouch
RECUSED:	George Harper

ZA 016-21 The Heritage School - CUP - Master Plan

Commissioner Blackburn

Tax I.D. 084 5140 009A

Commission District Commissioner Blackburn

On motion of Board member Cranford, seconded by Board member Crouch, passing by a vote of 4 to 1, with Board member Harper being recused the Board voted to recommend that the Board of Commissioners grant the request of Petition ZA 016-21, subject to the following conditions:

1. The applicant shall work with the County in good faith to provide traffic improvements to avoid backup on Highway 29 related to the school. ~~The applicant shall add a new and separate access point to US 29 from the area containing the hub of campus buildings and parking areas. The two existing drives to the main campus join together to allow only a single point of access to the school buildings and parking areas. A permit from the Georgia Department of Transportation will be required for the new access point to US 29 and all requirements of GDOT must be satisfied. Said requirement to be completed prior to certificate of occupancy of any future buildings.~~
2. The applicant shall work with the County in good faith regarding the turn lanes at subject entrances of the Madras Connector. ~~Access from the proposed Madras Connector to the proposed athletic fields on the north and south sides of this roadway shall be limited to the proposed western most drive locations. Turn lanes will be required at these entrances.~~
3. At the time of site development review for the future proposed facilities a parking needs evaluation will need to be submitted and reviewed with the predevelopment site plan package ensuring that the facilities have adequate parking and queuing to prevent traffic from backing up into public rights-of-way.
4. The school should provide an appropriate pedestrian connection to the athletic field that is across the road from the future Madras Connector.
5. All drainage basins shall be considered and shall meet the Article IV Ordinance requirements for stormwater management.
6. The school shall agree to work with the county, in good faith, to address any concerns or complaints related to odor, glare, noise or similar objectionable features.

7. All applicable requirements of the Fire, Environmental Management or Building Department shall be met.
8. The applicant shall comply with all requirements of Coweta County's Stormwater Management, Soil Erosion & Sedimentation Control, and Wetlands Protection Ordinances.
9. The applicant shall work with the County in good faith for additional lighting.
~~Lighting shall be established so adjacent properties and roadways are not adversely affected, and to preclude glare onto or direct illumination of adjacent properties and streets incorporating pedestrian scaled and downcast lighting.~~
10. Any building addition shall match the existing architectural materials and design features.

RESULT:	RECOMMEND APPROVAL [4 TO 0]	Next: 5/4/2021
	6:00 PM	
MOVER:	Billy Cranford, District 4	
SECONDER:	Delia Crouch, District 5	
AYES:	Craig Jackson, Lisa Mitchum, Billy Cranford, Delia Crouch	
RECUSED:	George Harper	

7. 8193 : ZA 018-21 Macedonia Baptist Church - CUP - Campus Exp

Macedonia Baptist Church was constituted August 20, 1827 and has been serving the Coweta community near the intersection of Macedonia and Roscoe Roads ever since. The current campus consists of 32.85± acres and is accessed off a private drive known as Joel Sanders Rd. The campus also includes a cemetery.

Prior to the requirements of Church Conditional uses in the Zoning & Development Ordinance, the campus consisted of a sanctuary, metal, and brick buildings. Under Petition 01-08, the Church was granted approval for a new church sanctuary and a two-story Sunday School classroom with kitchen and fellowship hall.

As the ministry continues to grow, the Church is requesting the ability to renovate an existing building, located behind the historic sanctuary for a multi-purpose facility. This will allow fellowship gatherings, worship services and athletic events. Seating and restrooms will be added to serve those gathered.

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

1. Based on staff comments and recommended conditions, the proposed use should not have any adverse impact on facilities. (Factors 4, 8, 9)
2. The proposed use will allow the existing structure to be utilized as part of the current church campus. (Factors 2, 3, 5, 6, 9, 11)
3. The proposed use should not have an adverse effect on the aesthetic value of the surrounding area. (Factors 1, 2, 3, 5, 10, 11)

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

for consideration:

1. All applicable fire safety requirements of the County Fire Marshal & State Fire Marshal shall be met.
2. The church shall agree to work with the county, in good faith, to address any concerns or complaints related to odor, glare, noise, or similar objectionable features.
3. All future buildings shall reasonably reflect the renderings submitted including brick with metal roofing.
4. All applicable requirements of the Fire, Environmental Management or Building Department shall be met.
5. All applicable parking requirements shall be met.

There were no questions from the Board for Staff.

Applicant: Mr. Chuck Witcher

Expanded 6,200 square feet in 2003.

Renovated space will be used to hold activities that will encourage non-members attendance primarily on Saturday so there will be no competition for parking space.

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

On motion of Board member Harper, seconded by Board member Crouch, passing unanimously, the Board voted to close the Public Hearing regarding Petition ZA 018-21.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	George Harper, District 3 - Vice-Chairman
SECONDER:	Delia Crouch, District 5
AYES:	Jackson, Harper, Mitchum, Cranford, Crouch

ZA 018-21 Macedonia Baptist Church - CUP - Campus Expansion

Commissioner Blackburn

Tax I.D. 060 5155 008

Commission District Commissioner Blackburn

On motion of Board member Cranford, seconded by Board member Crouch, passing unanimously, the Board voted to recommend that the Board of Commissioners grant the request of Petition ZA 018-21, subject to the following conditions:

1. All applicable fire safety requirements of the County Fire Marshal & State Fire Marshal shall be met.
2. The church shall agree to work with the county, in good faith, to address any concerns or complaints related to odor, glare, noise, or similar objectionable features.
3. All future buildings shall reasonably reflect the renderings submitted including brick with metal roofing.
4. All applicable requirements of the Fire, Environmental Management or

Building Department shall be met.

5. All applicable parking requirements shall be met.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	5/4/2021 6:00 PM	
MOVER:	Billy Cranford, District 4	
SECONDER:	Delia Crouch, District 5	
AYES:	Jackson, Harper, Mitchum, Cranford, Crouch	

8. 8194 : ZA 019-21 Southtree Enterprises - Variances - Setback & Buffer

The subject property consists of 6.4± acres located on Elzie Johnson Road between 145 and 205 here in Newnan, Georgia. The property is zoned M-Industrial. The Vulcan Materials Quarry is to the north, four residential properties that were acquired by Vulcan Materials are to the west and are zoned RC-Rural Conservation. An undeveloped parcel zoned M is to the east with a storage facility further east.

The applicant is proposing two industrial flex warehouse buildings: one consisting of 48,000 sq. ft and the other 20,000 sq. ft. The applicant is attempting to develop a parcel with offset design sections on the northwest and southeast corners. This provides challenges not found in a typical rectangle or square lot. With that the applicant is seeking variances to develop the property.

The variance request is two-fold:

1. 50-ft buffer along the western property line (100-ft required)
2. Front building setback reduction 100-ft to 75-ft

With the submittal, the applicant has submitted a letter of support from Vulcan Materials for the buffer reduction along its property boundary.

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. Public works has no concerns other than the provision of a deceleration lane to ensure safe exiting sight distance analysis to ensure the drive is properly placed for optimum sight distance.
3. The property provides challenges for development with the odd shape. However, if there is opposition from the affected neighbors, the size of the structures could be reduced or limited to one and meet the dynamics of the site

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 front yard setback reduction of 25-ft shall not be exceeded. (75ft setback)
2. A deceleration lane along Elzie Johnson Road will be required for

- the proposed entrance to the development.
3. A buffer evaluation by the Development Review staff to ensure the buffer provides adequate screening. Upon evaluation, requested plantings shall be installed prior to a Certificate of Occupancy/Completion being issued.

There were no questions from the Board for Staff.

Applicant: Chuck Ogletree, South-tree Enterprises

Flex offices for industrial tenants such as HVAC, Tile installers etc. that are all low visibility tenants. All activities will be contained in the courtyard and the buildings themselves will serve as additional buffers to the residential neighborhood. This development is a much-needed product that will not produce adverse impacts. The quarry blasts 1 time weekly on Tuesday at Noon.

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

A letter of support from Vulcan Materials was submitted by the applicant.

On motion of Board member Crouch, seconded by Board member Mitchum, passing unanimously, the Board voted to close the Public Hearing regarding Petition ZA 019-21.

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

ZA 019-21 Southtree Enterprises - Variances - Setback & Buffer Reduction

Commissioner Blackburn

Tax I.D. 119 6043 011

Commission District Commissioner Blackburn

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 019-21, subject to the following conditions:

1. The front yard setback reduction of 25-ft shall not be exceeded. (75ft setback)
2. A deceleration lane along Elzie Johnson Road will be required for the proposed entrance to the development.
3. A buffer evaluation by the Development Review staff to ensure the buffer provides adequate screening. Upon evaluation, requested plantings shall be installed prior to a Certificate of Occupancy/Completion being issued.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	5/4/2021 6:00 PM	
MOVER:	Billy Cranford, District 4	
SECONDER:	George Harper, District 3 - Vice-Chairman	
AYES:	Jackson, Harper, Mitchum, Cranford, Crouch	

IV. Additional Business

A. Next Potential BOZA Mtg - July 27, 2017

V. Adjournment

1. Adjourn

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

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