



Coweta County Board of Zoning Appeals

Public Hearing

www.coweta.ga.us

~ Minutes ~

Angela White
770.254.2635

Thursday, March 30, 2023

6:00 PM

Commission Chambers

I. Meeting Called to Order

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

II. Approval of Minutes

1. Board of Zoning Appeals - Public Hearing - Jan 26, 2023 6:00 PM

On motion of Board member Cranford, seconded by Board member Crouch, passing unanimously, the Board voted to approve the minutes from the Public Hearing held on January 26, 2023.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Billy Cranford, District 4
SECONDER:	Delia Crouch, District 5
AYES:	Harper, Mitchum, Williams, Cranford, Crouch

III. Public Hearing

A. Petitions

1. CUP 23-01 - Don Stephens C.U.P. Request - Private Family Cemetery Tax I.D. 083-5171-007 (pt) Commission District Commissioner Blackburn

The subject property is "Tract B" with a total area of 15-acres located at 4245 Happy Valley Circle, zoned RC (Rural Conservation).

The applicant requests a Conditional Use Permit for the placement of a private, family cemetery. The proposed cemetery will be located on a 0.10-acre tract within the front yard area along the eastern property line of the subject site adjoining the Redwine family cemetery.

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.
2. The Coweta County Zoning and Development Ordinance allows for churches and associated cemeteries as conditional uses within residential zoning districts so long as any adverse impact is addressed.
3. The proposed use should not have an adverse effect on the aesthetic value of 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 cemetery shall not exceed the cemetery boundary as noted on the site plan.
2. The cemetery shall have the four (4) corners of the cemetery boundary marked with permanent stakes to ensure protection of the site.
3. The cemetery boundary depicted on survey by Christopher Brothers Land Surveying, Chris Robertson #3195, revised 2/1/2023, Drawing # 03018, shall be filed with the Clerk of Superior Court's Office.
4. The use of the cemetery shall be for family members only and not open as a public cemetery.
5. All interments shall include a public safety representative and funeral home staff to ensure safe usage of Happy Valley Circle during services.

There were no questions from the Board for Staff.

Applicant: Thank you to Ms. White and Ms. Eschman for their guidance through this process. The location on the property is a good place since there is an existing cemetery and it is the highest elevation on the property. It is a wooded, peaceful location.

The Chairman called for anyone who wished to speak in favor/opposition of 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 CONDUSE-23-001.

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	Billy Cranford, District 4
SECONDER:	Lisa Mitchum, District 1 - Vice-Chairman
AYES:	Harper, Mitchum, Williams, Cranford, Crouch

CUP 23-01 - Don Stephens C.U.P. Request - Private Family Cemetery

Tax I.D. 083-5171-007 (pt)

Commission District Commissioner Blackburn

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 CONDUSE -23-001, subject to the following conditions:

1. The cemetery shall not exceed the cemetery boundary as noted on the site plan.
2. The cemetery shall have the four (4) corners of the cemetery boundary marked with permanent stakes to ensure protection of the site.
3. The cemetery boundary depicted on survey by Christopher Brothers Land Surveying, Chris Robertson #3195, revised 2/1/2023, Drawing # 03018, shall be filed with the Clerk of Superior Court's Office.
4. The use of the cemetery shall be for family members only and not open as a public cemetery.
5. All interments shall include a public safety representative and funeral home staff to ensure safe usage of Happy Valley Circle during services.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	4/18/2023 6:00 PM	
MOVER:	Delia Crouch, District 5	
SECONDER:	Lisa Mitchum, District 1 - Vice-Chairman	
AYES:	Harper, Mitchum, Williams, Cranford, Crouch	

IV. Additional Business

A. Next BOZA Mtg - April 27, 2023

V. Adjournment

1. Adjourn

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Billy Cranford, District 4
SECONDER:	Delia Crouch, District 5
AYES:	Harper, Mitchum, Williams, Cranford, Crouch

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.