



Coweta County Board of Zoning Appeals

Public Hearing

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~ Minutes ~

Lisa Eschman
770.254.2635

Thursday, February 29, 2024

6:00 PM

Commission Chambers

I. Call to Order

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

II. Minutes Approval

1. Board of Zoning Appeals - Public Hearing - Jan 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 January 25, 2024.

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

III. Petitions

1. Recommend Approval of Petition # VAR 23-35 Filed by Tucker Holdings, LLC (Real Estate Division)

Requesting Front Yard Setback and Buffer Variances for Property Located on Highway 29 South, Newnan - 2nd District

Art. 23. Dimensional Requirements - Front Setback Reduction

Art. 25. Buffer Reduction

Tax I.D. 075A-016

Commission District Commissioner McKenzie

Zoning Associate Nicole Blackwell presented Petition # VAR 23-35 filed by Tucker Holdings, LLC requesting front yard setback and buffer reductions for property located on Hwy. 29 South, Newnan (Parcel # 075A-016). She explained that the subject property is located adjacent to 610 Hwy. 29 South, consists of 3.01± acres, zoned C (*Old Commercial*), and lies within the QDCD (*Quality Development Corridor District*). The applicant is requesting an 85-foot front yard setback reduction from the required 135-feet under *Article 23. Dimensional Requirements. Front Yard Setback* for the encroachment of five (5) buildings and asphalt paving within the front yard setback. In addition, the applicant is requesting a 75-foot rear yard buffer

reduction from the required 100-feet along the eastern property line for encroachment of asphalt paving and a gravel lot for outdoor storage within the buffer, a 90-foot side yard buffer reduction along the northern property line from the required 100-feet for encroachment of two (2) buildings and asphalt paving within the buffer, and a 25-foot side yard buffer along the southern property line from the required 25-feet for the encroachment of asphalt paving within the buffer under *Article 25. Buffer Reduction*.

In closing, she highlighted the factors considered by the Community Development Department during the application process and presented the following six (6) conditions for consideration should the Board choose to recommend that the Board of Commissioners approve the variances:

1. The front setback shall be 50-feet, as shown on the diagram submitted with the variance application.
2. The side buffers shall be 10-feet, as shown on the diagram submitted with the variance application.
3. The rear buffer shall be 25-feet, as shown on the diagram submitted with the variance application.
4. The applicant shall donate 15 feet of right of way to GDOT along the property frontage.
5. All utilities within the right-of-way, along the property frontage and proposed decel lane, shall be relocated outside of the clear zone.
6. All buffer plantings shall meet the requirements under Article 25.

There were no questions from the Board for Staff.

Ms. Melissa Griffis, applicant representative, explained that the orientation of the buildings will comply with the QDCD requirement and that no doors will be visible to passing traffic on Highway 29. The setback request will allow the buildings to contain enough units to make this development a viable option for this piece of property.

Chairman Crouch called for any comments in support of or in opposition to the proposed variances. There were none.

On motion of Board member Cranford, seconded by Board member Mitchum, passing unanimously, the Board voted to close the Public Hearing regarding Petition # VAR 23-35 Tucker Holdings, LLC requesting front yard setback and buffer reductions for property located on Hwy. 29 South, Newnan (Parcel # 075A-016).

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]

MOVER: Billy Cranford, District 4

SECONDER: Lisa Mitchum, District 1 - Vice-Chairman

AYES: Mitchum, Crouch, Williams, Berry, Cranford

**Recommend Approval of Petition # VAR 23-35 Filed by Tucker Holdings, LLC (Real Estate Division)
Requesting Front Yard Setback and Buffer Variances for Property Located on Highway 29 South,
Newnan - 2nd District**

Art. 23. Dimensional Requirements - Front Setback Reduction

Art. 25. Buffer Reduction

Tax I.D. 075A-016

Commission District Commissioner McKenzie

On motion of Board member Cranford, seconded by Board member Mitchum, a motion to deny Petition # VAR 23-35 filed by Tucker Holdings, LLC requesting front yard setback and buffer reductions for property located on Hwy. 29 South, Newnan (Parcel # 075A-016) failed for lack of a third vote of support.

On motion of Board member Williams, seconded by Board member Crouch, passing by a vote of 3 to 2 with Board members Cranford and Mitchum voting in opposition, the Board voted to recommend that the Board of Commissioners approve an 85-foot front yard setback reduction (from 135-feet to 50-feet), a 75-foot rear yard setback reduction (from 100-feet to 25-feet), a 90-foot side yard buffer reduction along the northern property line (from 100-feet to 10-feet), and a 15-foot side yard buffer reduction along the southern property line (from 25-feet to 10-feet) for property located on Hwy. 29 South, Newnan (Parcel # 075A-016) as requested in Petition # VAR 23-35 filed by Tucker Holdings, LLC, subject to the following conditions:

1. The front setback shall be 50-feet, as shown on the diagram submitted with the variance application.
2. The side buffers shall be 10-feet, as shown on the diagram submitted with the variance application.
3. The rear buffer shall be 25-feet, as shown on the diagram submitted with the variance application.
4. The applicant shall donate 15-feet of right-of-way to the Georgia Department of Transportation (GDOT) along the property frontage.
5. All utilities within the right-of-way, along the property frontage and proposed decel lane, shall be relocated outside of the clear zone.
6. All buffer plantings shall meet the requirements under *Article 25 of the Coweta County Zoning and Development Ordinance*.

RESULT:	RECOMMEND APPROVAL [3 TO 2]	Next: 3/26/2024 6:00 PM
MOVER:	Royce Williams, District 2	
SECONDER:	Delia Crouch, District 5 - Chairman	
AYES:	Delia Crouch, Royce Williams, Russell Berry	
NAYS:	Lisa Mitchum, Billy Cranford	

2. Recommend Approval of Petition # VAR 23-36 Filed by LDO Coweta, LLC Requesting a Buffer Variance for Property Located at 251 Elzie Johnson Road, Newnan - 4th District

Art. 25 Sec 251

Buffer Reduction

Tax I.D. 119-6043-001

Commission District Commissioner Reidelbach

Zoning Coordinator Lisa Eschman presented Petition # VAR 23-36 filed by LDO Coweta, LLC requesting a buffer variance for property located at 251 Elzie Johnson Road, Newnan (Parcel # 119-6043-001). She explained that the subject property consists of 3.867± acres, is currently zoned *RC (Rural Conservation)*, and is currently utilized by Vulcan Lands, Inc as a rock quarry. In addition to the variance request, the applicant has filed an application (Petition # REZ 23-19) to rezone the property from *RC (Rural Conservation)* to *M (Industrial)* for development of a proposed 100-foot access road through a portion of the Vulcan property. The Board of Commissioners will conduct a Public Hearing on March 26, 2024 at 6:00 p.m. regarding the rezoning request. Since the rock quarry operation is a grandfathered use under the *RC (Rural Conservation)* zoning district, a 100-foot buffer is required

along the proposed access road. The applicant is requesting to eliminate the buffer requirements under *Article 25. Buffer Reduction*. In closing, she highlighted the factors considered by the Community Development Department during the application process.

Ms. Eschman fielded questions regarding the current, single access point on Bagley Road.

Mr. Jeff Haymore, applicant representative, explained that if the rezoning Petition is granted, this will be the primary access to the industrial park and the elimination of the buffer within the quarry area that is not actually residential use will allow the traffic to reduce usage of the Bagley Road access point.

Chairman Crouch called for any comments in support of or in opposition to the proposed variances. There were none.

On motion of Board member Cranford, seconded by Williams, passing unanimously, the Board voted to close the Public Hearing regarding Petition # VAR 23-36 filed by LDO Coweta, LLC requesting a buffer reduction for property located at 251 Elzie Johnson Road, Newnan (Parcel # 119-6043-001).

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	Billy Cranford, District 4
SECONDER:	Royce Williams, District 2
AYES:	Mitchum, Crouch, Williams, Berry, Cranford

Recommend Approval of Petition # VAR 23-36 Filed by LDO Coweta, LLC Requesting a Buffer Variance for Property Located at 251 Elzie Johnson Road, Newnan - 4th District

Art. 25 Sec 251

Buffer Reduction

Tax I.D. 119-6043-001

Commission District Commissioner Reidelbach

On motion of Board member Cranford, seconded by Board member Williams, passing unanimously, the Board voted to recommend that the Board of Commissioners approve a 100-foot buffer reduction (from 100-feet to 0-feet) for property located at 251 Elzie Johnson Road, Newnan (Parcel # 119-6043-001) as requested in Petition # VAR 23-36 filed by LDO Coweta, LLC.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next: 3/26/2024
	6:00 PM	
MOVER:	Billy Cranford, District 4	
SECONDER:	Royce Williams, District 2	
AYES:	Mitchum, Crouch, Williams, Berry, Cranford	

IV. Additional Business

1. Next Meeting Date

The next meeting date for the Board of Zoning Appeals is March 28, 2024 at 6:00 p.m.

V. Adjournment

1. Adjourn

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Billy Cranford, District 4
SECONDER:	Russell Berry, District 3
AYES:	Mitchum, Crouch, Williams, Berry, Cranford