



Board of Zoning Appeals

www.coweta.ga.us

Public Hearing

Minutes

Shannon Zerangue
Fran Collins
770.254.2601

June 20, 2024

6:00 PM

Commission Chambers

Board of Zoning Appeals

Call to Order/Roll Call

Attendee Name	Title	Status
Dee Crouch	District 5 - Chairman	Present
Lisa Mitchum	District 1 - Vice Chairman	Present
Royce Williams	District 2	Absent
Russell Berry	District 3	Absent
Billy Cranford	District 4	Present
Jon Amason	Community Development Director	Present
Ben Sewell	Assistant Community Development Director	Present
Lisa Eschman	Zoning Manager	Present
Nicole Blackwell	Zoning Associate	Present
Marcy Shoup	Administrative Assistant	Present

The Coweta County Board of Zoning Appeals conducted a Public Hearing on Thursday, June 20, 2024

Chairman Crouch called the meeting to order at 6:00 p.m.

Approval of Minutes

1. Request Approval of the Minutes from the Public Hearing Held on May 16, 2024

Motion To: **Approve**

The Board voted to approve the minutes from the Public Hearing held on May 16, 2024.

RESULT: Passed (UNANIMOUS)

MOVER:Cranford

SECONDER:Mitchum

AYES: Dee Crouch, Lisa Mitchum, Billy Cranford

Petitions

2. Petition # CUP 24-03 Filed by Chris and Jennifer Stupski Requesting a Conditional Use Permit for Property Located at Couch Road, Senoia – District 1

Zoning Associate Nicole Blackwell presented Petition # CUP 24-03 filed by Chris and Jennifer Stupski requesting a Conditional Use Permit to utilize an RV as a temporary residence while their home is constructed on property located on Couch Road, Senoia (Parcel # 140-1134-045). She explained that the property is zoned RC (Rural Conservation) and consists of approximately two (2) acres. The RV will be serviced by a well and placed at least 10-feet away from the new home. Photos of the RV and approximate location on the property were presented.

She highlighted the following factors for consideration submitted by the Community Development Department:

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

She also explained that should the Board of Zoning Appeals recommend approval of the request, the Community Development Department is recommending that the applicant meet the following conditions:

1. The use of the recreational vehicle (RV) as a temporary basis shall be permitted for a maximum period of twelve (12) months, beginning July 17, 2024, and ending July 18, 2025, or 30 days after the Certificate of Occupancy is granted, whichever is less; at which time, the recreational vehicle (RV) shall no longer be used as the residence.
2. No more than one (1) recreational vehicle (RV) shall be parked on the site.
3. The recreational vehicle (RV) shall be parked at least 10-feet away from the primary residential structure.
4. The recreational vehicle (RV) shall have a working smoke and carbon monoxide detector.

5. The recreational vehicle (RV) shall have a working multipurpose dry chemical fire extinguisher.
6. The applicants shall meet all applicable requirements of the Environmental Health Department.
7. The applicants shall meet all applicable requirements of the Building Department.

There were no additional questions for staff.

The applicants were present but did not wish to speak.

The Chairman called for any comments in support or opposition. There were none.

Motion To: Close the Public Hearing

The Board voted to close the Public Hearing regarding Petition # CUP 24-03 filed by Chris and Jennifer Stupski requesting a Conditional Use Permit (CUP) to utilize an RV as a temporary residence on property located on Couch Road, Senoia (Parcel # 140-1134-045).

RESULT: Passed (UNANIMOUS)

MOVER: Cranford

SECONDER: Mitchum

AYES: Dee Crouch, Lisa Mitchum, Billy Cranford

Motion To: Recommend Approval

The Board voted to recommend that the Board of Commissioners approve Petition # CUP 24-03 filed by Chris and Jennifer Stupski requesting a Conditional Use Permit (CUP) to utilize an RV as a temporary residence on property located on Couch Road, Senoia (Parcel # 140-1134-045), subject to the following conditions

1. The use of the recreational vehicle (RV) as a temporary basis shall be permitted for a maximum period of twelve (12) months, beginning July 17, 2024, and ending July 18, 2025, or 30 days after the Certificate of Occupancy is granted, whichever is less; at which time, the recreational vehicle (RV) shall no longer be used as the residence.
2. No more than one (1) recreational vehicle (RV) shall be parked on the site.
3. The recreational vehicle (RV) shall be parked at least 10-feet away from the primary residential structure.
4. The recreational vehicle (RV) shall have a working smoke and carbon monoxide detector.
5. The recreational vehicle (RV) shall have a working multipurpose dry chemical fire extinguisher.
6. The applicants shall meet all applicable requirements of the Environmental Health Department.
7. The applicants shall meet all applicable requirements of the Building Department.

RESULT: Passed (UNANIMOUS)

MOVER:Cranford

SECONDER:Mitchum

AYES: Dee Crouch, Lisa Mitchum, Billy Cranford

3. Petition # VAR 24-04 Filed by Phillip Swords Requesting Variances for a Front/Rear Building Setback Reduction and Buffer Elimination for Property Located at Hwy 29 N, Newnan - District 3

Zoning Manager Lisa Eschman presented Petition # VAR 24-04 filed by Phillip Swords requesting front and rear building setback reductions and a buffer elimination for property located on Highway 29 N (Parcel # 107-6011-002), zoned C2 (Neighborhood Business). She explained that the applicant is requesting the following three variances:

- A front yard set back reduction, from the center line of Hwy 29N, to 105-feet from the required 135-feet (reduction of 30-feet) under Article 23 Dimensional Requirements
- A rear yard set back reduction to 5-feet from the required 20-feet (reduction of 15-feet) under Article 23 Dimensional Requirements
- A buffer elimination, along the property line with CSX, to 0-feet from the required 50-feet (reduction of 50-feet) under Article 25 Buffer Requirements

Ms. Eschman provided pictures of the property and shared that this property is a lot of record established in 1977, it is approximately 1.88 acres and was rezoned in 1999 to C2 (Neighborhood Business). In 1999, the front yard setback was 50-feet from the right-of-way on Hwy 29 N and the rear yard setback was 20-feet. The applicant is planning to build a 5,215 square foot dental office on the irregular-shaped property which is approximately 600-feet in width and only an average of 110-feet in depth.

She highlighted the following factor for consideration submitted by the Community Development Department:

1. The lot configuration, current building setbacks and buffer requirements restrict the property from being developed.

She also explained that should the Board of Zoning Appeals recommend approval of the request, the Community Development Department is recommending that the applicant meet the following conditions:

1. The front building setback shall be 105-feet from the centerline of Hwy 29N.
2. The rear building setback shall be 5-feet from the rear property line.

There were no questions from the Board for staff.
The applicant was present but did not wish to speak.
The Chairman called for comments in support or opposition. There were none.

Motion To: Close Public Hearing

The Board voted to Close Public Hearing regarding Petition # VAR 24-04 filed by Phillip Swords requesting front and rear setback reductions and a buffer elimination for property located on Highway 29 N (Parcel # 107-6011-002).

RESULT: Passed (UNANIMOUS)

MOVER:Cranford

SECONDER:Mitchum

AYES: Dee Crouch, Lisa Mitchum, Billy Cranford

Motion To: Recommend Approval

The Board voted to recommend that the Board of Commissioners approve Petition # VAR 24-04 filed by Phillip Swords requesting front and rear setback reductions and a buffer elimination for property located on Highway 29 N (Parcel # 107-6011-002), subject to the following conditions:

1. The front building setback shall be 105-feet from the centerline of Hwy 29N.
2. The rear building setback shall be 5-feet from the rear property line.

RESULT: Passed (UNANIMOUS)

MOVER:Cranford

SECONDER:Mitchum

AYES: Dee Crouch, Lisa Mitchum, Billy Cranford

Additional Business

The next Coweta County Board of Zoning Appeals meeting is scheduled for July 18, 2024 at 6:00 p.m.

Adjournment

Motion To: Adjourn

The Board voted to adjourn the meeting.

RESULT: Passed (UNANIMOUS)

MOVER:Mitchum

SECONDER: Cranford

AYES: Dee Crouch, Lisa Mitchum, Billy Cranford

