



Coweta County Board of Zoning Appeals

Public Hearing

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~ Minutes ~

Angela White
770.254.2635

Thursday, January 26, 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	Absent	

2. Election of Officers 2023

Ms. White asked that the Board vote on the election of officers for the 2023 calendar year.

On motion of Board member Cranford, seconded by Board member Williams, with Board member Crouch absent, the Board voted unanimously to appoint George Harper to serve as Chairman and Lisa Mitchum to serve as Vice-Chair for 2023.

3. Confirmation of Procedures for Meetings

Ms. White asked that the Board vote on the meeting procedures for the calendar year of 2023.

It is recommended that the *Robert's Rules of Order for Meetings* be confirmed as the official procedures for the Board of Zoning Appeals meetings.

On motion of Board member Mitchum, seconded by Board member Williams, with Board member Crouch being absent, the Board voted unanimously to confirm that *Robert's Rules of Order* will be used as the official procedures for Board meetings held in calendar year 2023.

II. Approval of Minutes

1. Board of Zoning Appeals - Public Hearing - Dec 13, 2022 6:00 PM

On motion of Board member Mitchum, seconded by Board member Williams, with Board member Crouch being absent, the Board voted to approve the minutes from the Public Hearing held on December 13, 2023.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lisa Mitchum, District 1 - Vice-Chairman
SECONDER:	Royce Williams, District 2
AYES:	George Harper, Lisa Mitchum, Royce Williams, Billy Cranford
ABSENT:	Delia Crouch

III. Public Hearing

A. Petitions

1. Petition # VAR 22-069 - Deborah Levich - Front Setback Variance

Tax I.D. 087C-076

Commission District Commissioner McKenzie

The subject property has a total area of 0.64-acres located at 35 East Hayes Street. The subject site was originally recorded in 1955, as "Lot 69" and "Lot 70" of the Newnan Cotton Mills development. On February 18, 1986, the property was conditionally rezoned to the R-2 (multi-Family) zoning district for a duplex apartment.

Ms. Levich purchased the property in June 2021 and combined the lots into one individual parcel and is now proposing to construct a duplex. The proposed duplex will be a two-story structure with parking to the rear of the building.

The site does present some challenges due to the location of an underground sewer access point and overhead power lines; therefore, the applicant requests a reduction of 10-ft from the required 40-ft front building setback. The duplex structure will be located 30-ft from E. Haynes Street.

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

1. Based on staff comments and recommended conditions, the proposed request should not have impact on public facilities or on the surrounding area.
2. The proposed request will only impact the subject property and keeps with the current neighborhood setting.
3. The proposed setback reduction will allow placement of the structure without encroachment of the underground sewer access or the overhead power lines.

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

1. The front building setback shall be 30-ft from the right-of-way of East Haynes Street.
2. The applicant/developer shall require adequate parking within the subject property for the duplex. No parking will be allowed on the ROW (right-of-way) along E. Haynes Street.
3. The applicant shall meet all the requirements of the Building Department.

There were no questions from the Board for Staff.

Applicant: Deborah Levich: I appreciate all of Staff's help with this request.

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

Letters of support were provided by the following citizens:

Dan Lichty, 233 Gracie Ln. Niceville FL 32578

On motion of Board member Cranford, seconded by Board member Williams, with Board member Crouch being absent, the Board voted unanimously to close the Public Hearing regarding VARIANCE-22-000069.

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

Petition # VAR 22-069 - Deborah Levich - Front Setback Variance

Tax I.D. 087C-076

Commission District Commissioner McKenzie

On motion of Board member Cranford, seconded by Board member Williams, with Board member Crouch absent, the Board voted unanimously to recommend that the Board of Commissioners approve the request of VARIANCE-22-000069, subject to the following modified conditions:

- ~~1. The front building setback shall be 30-ft from the right-of-way of E. Haynes Street.~~
1. The front building setback shall be 30-ft from the northern property line along E. Haynes Street.
2. The applicant/developer shall require adequate parking within the subject property for the duplex. No parking will be allowed on the ROW (right-of-way) along E. Haynes Street.
3. The applicant shall meet all the requirements of the Building Department.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	2/21/2023 6:00 PM	
MOVER:	Billy Cranford, District 4	
SECONDER:	Royce Williams, District 2	
AYES:	George Harper, Lisa Mitchum, Royce Williams, Billy Cranford	
ABSENT:	Delia Crouch	

2. VAR # 22-070- Lisa Shackelford - Road Frontage Variance

Tax I.D. 095-5205-008A

Commission District Commissioner Blackburn

The subject property is "Parcel 2" located at 1090 Cedar Creek Road, zoned RC (Rural Conservation). The site currently contains a single-family residence with a total area of 1.6± acres, created in 2005 from the division of "Parcel 1". At the time of division, the property owner was made aware of a road frontage deficiency. With that, a shared access easement drive was conveyed for both "Parcel 1" and "Parcel 2".

The adjoining property to the west "Parcel 1" was recently sold in October 2022. The applicant and the new property owner are proposing the reconfiguration of property lines. The proposed reconfiguration will provide "Parcel 2" with 110-ft of road frontage along Cedar Creek Road. However,

the required road frontage is 220-ft; therefore, the applicant requests a 110-ft road frontage reduction to acquire its own road frontage.

According to the applicant, both properties will be accessed by the established easement, with no future installation of a new driveway.

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

1. The proposed request will allow "Parcel 2" to acquire 110-ft of road frontage along Cedar Creek Road.
2. Based recommended conditions, any burden on public streets will be mitigated.

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

1. The road frontage reduction for "Parcel 2" shall not exceed the requested 110-feet along Cedar Creek Road.
2. "Parcel 1" shall maintain the required 220-ft road frontage.
3. There shall be no future driveway permit issued for either lot.
4. When the new property configuration is recorded, the plat shall indicate a shared driveway easement at the current driveway location and a "No-access Easement" shall be labeled along the remaining road frontage.
5. "Parcel 1" and "Parcel 2" shall maintain the minimum acreage of 1.6+ acres after any property line reconfiguration.

Mr. Harper asked how the 1.6 acres will be maintained?

Ms. Eschman replied that it is Staff's understanding that the property line in the rear will also be moved to maintain the same acreage.

Applicant: Parents lived next door and property was maintained as if it were one tract. Now that her parents are deceased, she will be selling the properties to move closer to her children. Attempting to ensure that future property owners do not have any issues with the shared driveway and subsequent maintenance of what is two separate parcels.

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 Williams, with Board member Crouch absent, the Board voted unanimously to close the Public Hearing regarding VARIANCE-22-000070.

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	Billy Cranford, District 4
SECONDER:	Royce Williams, District 2
AYES:	George Harper, Lisa Mitchum, Royce Williams, Billy Cranford
ABSENT:	Delia Crouch

VAR # 22-070- Lisa Shackelford - Road Frontage Variance

Tax I.D. 095-5205-008A

Commission District Commissioner Blackburn

On motion of Board member Mitchum, seconded by Board member Williams, with Board member Crouch absent, passing unanimously the Board voted to recommend that the Board of Commissioners approve the request of VARIANCE-22-000070, subject to the following conditions:

1. The road frontage reduction for "Parcel 2" shall not exceed the requested 110-feet along Cedar Creek Road.
2. "Parcel 1" shall maintain the required 220-ft road frontage.
3. There shall be no future driveway permit issued for either lot.
4. When the new property configuration is recorded, the plat shall indicate a shared driveway easement at the current driveway location and a "No-access Easement" shall be labeled along the remaining road frontage.
5. "Parcel 1" and "Parcel 2" shall maintain the minimum acreage of 1.6+ acres after any property line reconfiguration.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	2/21/2023 6:00 PM	
MOVER:	Lisa Mitchum, District 1 - Vice-Chairman	
SECONDER:	Royce Williams, District 2	
AYES:	George Harper, Lisa Mitchum, Royce Williams, Billy Cranford	
ABSENT:	Delia Crouch	

IV. Additional Business

A. Next Potential BOZA Mtg - March 30, 2023

V. Adjournment

1. Adjourn

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Royce Williams, District 2
SECONDER:	Billy Cranford, District 4
AYES:	George Harper, Lisa Mitchum, Royce Williams, Billy Cranford
ABSENT:	Delia Crouch