



Coweta County Board of Zoning Appeals

Public Hearing

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~ Minutes ~

Lisa Eschman
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Thursday, January 25, 2024

6:00 PM

Commission Chambers

I. Call to Order

The Board welcomed new member Russell Berry as he assumes the appointment as the 3rd District representative for outgoing Board member George Harper.

Attendee Name	Title	Status	Arrived
Lisa Mitchum	District 1 - Vice Chairman	Present	
Royce Williams	District 2	Present	
Russell Berry	District 3	Present	
Billy Cranford	District 4	Absent	
Delia Crouch	District 5 - Chairman	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. Beginning of the Year Appointments

1. Elect Chairperson

On motion of Board member Berry, seconded by Board member Williams, passing by a vote of 4 to 0, with Board member Cranford absent, the Board voted to elect Board member Crouch to serve as Chairman for calendar year 2024.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Russell Berry, District 3
SECONDER:	Royce Williams, District 2
AYES:	Lisa Mitchum, Royce Williams, Russell Berry, Delia Crouch
ABSENT:	Billy Cranford

2. Elect Vice Chairperson

On motion of Board member Crouch, seconded by Board member Williams, passing by a vote of 4 to 0, with Board member Cranford absent, the Board voted to re-elect Board member Mitchum to serve as Vice-Chairman for calendar year 2024.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Delia Crouch, District 5 - Chairman
SECONDER:	Royce Williams, District 2
AYES:	Lisa Mitchum, Royce Williams, Russell Berry, Delia Crouch
ABSENT:	Billy Cranford

III. Minutes Approval

1. Board of Zoning Appeals - Public Hearing - Dec 21, 2023 6:00 PM

On motion of Board member Williams, seconded by Chairman Crouch, passing by a vote of 4 to 0, with Board member Cranford absent, the Board voted to approve the minutes from the Public Hearing held on December 21, 2023.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Royce Williams, District 2
SECONDER:	Delia Crouch, District 5 - Chairman
AYES:	Lisa Mitchum, Royce Williams, Russell Berry, Delia Crouch
ABSENT:	Billy Cranford

IV. Petitions

1. 14267 : VAR 23-032 Keirston Stepp - Front Setback Reduction

Tax I.D. 047 5065 002A

Commission District Commissioner McKenzie

Zoning Associate Nicole Blackwell presented Petition # VAR 23-32 filed by Keirston Stepp requesting a front yard setback variance for property located at 352 Welcome to Arnco Road, Newnan (Parcel # 047-5065-002A). She explained that the subject property consists of 1.0± acres and is zoned *RC (Rural Conservation)*. The applicant is requesting an 80-foot reduction in the front yard setback from the required 100-feet under *Article 23. Dimensional Requirements. Front Yard Setback* for the encroachment of a covered porch within the front yard. She highlighted the following factors submitted by the Community Development Department:

1. The home was originally constructed in 1950, prior to zoning laws and regulations which were established in 1969.
2. Based on staff comments, the proposed request should not have impact on public facilities or the surrounding area.

Ms. Blackwell also explained that should the Board of Zoning Appeals recommend approval of the request, the Community Development Department submits the following conditions for consideration:

1. The front building setback shall be 20-feet along the southern section of the property line outside of the right-of-way located off Welcome to Arnco Road as shown on the diagram submitted with the variance application.
2. The applicant shall meet all the requirements of the Coweta County Building Department.

There were no questions from the Board for staff.

Ms. Keirston Stepp, applicant, explained that she would appreciate the Board's support.

Chairman Crouch called for comments in support of or in opposition to the proposed front yard setback variance. There were none.

On motion of Board member Williams, seconded by Board member Berry, passing by a vote of 4 to 0, with Board member Cranford absent, the Board voted to close the Public Hearing regarding Petition # VAR 23-32.

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER: Royce Williams, District 2
SECONDER: Russell Berry, District 3
AYES: Lisa Mitchum, Royce Williams, Russell Berry, Delia Crouch
ABSENT: Billy Cranford

14267 : VAR 23-032 Keirston Stepp - Front Setback Reduction

Tax I.D. 047 5065 002A

Commission District Commissioner McKenzie

On motion of Board member Williams, seconded by Chairman Crouch, passing by a vote of 4 to 0, with Board member Cranford absent, the Board voted to recommend that the Board of Commissioners grant an 80-foot front yard setback reduction (from 100-feet to 20-feet) for property located at 352 Welcome to Arnco Road, Newnan (Parcel # 047-5065-002A) as requested in Petition # VAR 23-32 filed by Keirston Stepp, subject to the following conditions:

1. The front building setback shall be 20-feet along the southern section of the property line outside of the right-of-way located off Welcome to Arnco Road as shown on the diagram submitted with the variance application.
2. The applicant shall meet all the requirements of the Coweta County Building Department.

RESULT: RECOMMEND APPROVAL [UNANIMOUS] **Next: 2/13/2024 6:00 PM**
MOVER: Royce Williams, District 2
SECONDER: Delia Crouch, District 5 - Chairman
AYES: Lisa Mitchum, Royce Williams, Russell Berry, Delia Crouch
ABSENT: Billy Cranford

2. 14268 : VAR 23-034 Becky Moore - Rear Setback Reduction

Tax I.D. 111 6032 025

Commission District Commissioner Poole

Zoning Associate Blackwell presented Petition # VAR 23-34 filed by Becky Moore requesting a rear yard setback variance for property located at 295 Cabin Road, Newnan (Parcel # 111-6032-025). She explained that the property consists of 4.92± acres and is zoned *RC (Rural Conservation)*. The applicant is requesting a 20-foot rear yard setback reduction from the required 50-feet under *Article 23.*

Dimensional Requirements. Rear Yard Setback for the encroachment of a home addition within the rear yard setback. She highlighted the following factors for consideration submitted by the Community Development Department:

1. Based on staff comments and recommended conditions, the proposed request should not have impact on public facilities.
2. Consideration of this request shall carry great weight with the adjoining property owner to the west.
3. Based on the location of the septic tank and drain field lines, the rear yard is the optimal location for the addition.
4. The proposed request will provide additional square footage for the family.

Ms. Blackwell also explained that should the Board of Zoning Appeals recommend approval for the request, the Community Development Department is submitting the following conditions for consideration:

1. The rear building setback shall be 30-feet as shown on the diagram submitted with the variance application.

2. The applicant shall meet all the requirements of the Coweta County Building Department and Environmental Health Department.

There were no questions from the Board for staff.

Mr. Daniel Lichty, applicant representative, explained that he was present to field any questions from the Board.

Chairman Crouch called for any comments in support of the proposed variance request. There were none.

Chairman Crouch called for any comments in opposition to the proposed variance request.

Mr. Gary Pearson, 285 Cabin Road, Newnan, explained that he and his wife (Ms. Joyce Pearson) are requesting that a landscape buffer be installed along the edge of the applicant's property at the point where the home addition is less than 50-feet from his property line if the rear yard setback reduction is approved. He further explained that if the applicant agrees to install the 50-foot landscape buffer then he and his wife have no objection to the rear yard setback reduction.

Ms. Joyce Pearson, 285 Cabin Road Newnan, explained that she realizes the area is the applicant's back yard, but they had left the natural area on their property more for the convenience of Mr. Savage (subject property). She and her husband (Mr. Gary Pearson) are not opposing the addition and wish to be good neighbors, however, the area in question is in their front yard. The landscape buffer would provide them additional privacy.

In rebuttal, Mr. Lichty explained that the applicants do not object to the proposed landscape buffer at the point where the addition is less than 50-feet from the property line.

On motion of Chairman Crouch, seconded by Board member Berry, passing by a vote of 4 to 0, with Board member Cranford absent, the Board voted to close the Public Hearing regarding Petition # VAR 23-34.

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	Delia Crouch, District 5 - Chairman
SECONDER:	Russell Berry, District 3
AYES:	Lisa Mitchum, Royce Williams, Russell Berry, Delia Crouch
ABSENT:	Billy Cranford

14268 : VAR 23-034 Becky Moore - Rear Setback Reduction

Tax I.D. 111 6032 025

Commission District Commissioner Poole

On motion of Board member Williams, seconded by Chairman Crouch, passing by a vote of 4 to 0, with Board member Cranford absent, the Board voted to recommend that the Board of Commissioners grant a 20-foot rear yard setback reduction (from 50-feet to 30-feet) for property located at 295 Cabin Road, Newnan (Parcel # 111-6032-025) as requested in Petition # VAR-23-034 filed by Becky Moore, subject to the following conditions:

1. The rear building setback shall be 30-feet as shown on the diagram submitted with the variance application.
2. The applicant shall meet all the requirements of the Coweta County Building Department and Environmental Health Department.

Vice-Chairman Mitchum recommended that Mr. and Ms. Pearson attend the February 13, 2024 Commission meeting to request that the Board of Commissioners consider the addition of a condition regarding the landscape buffer at a point where the addition is less than 50-feet from the property line.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next: 2/13/2024
	6:00 PM	
MOVER:	Royce Williams, District 2	
SECONDER:	Delia Crouch, District 5 - Chairman	
AYES:	Lisa Mitchum, Royce Williams, Russell Berry, Delia Crouch	
ABSENT:	Billy Cranford	

V. Adjournment

1. Adjourn

On motion of Board member Berry, seconded by Board member Williams, passing by a vote of 4 to 0, with Board member Cranford absent, the Board voted to adjourn the meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Russell Berry, District 3
SECONDER:	Royce Williams, District 2
AYES:	Lisa Mitchum, Royce Williams, Russell Berry, Delia Crouch
ABSENT:	Billy Cranford