



Board of Zoning Appeals

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Public Hearing

Minutes

Shannon Zerangue
Fran Collins
770.254.2601

July 18, 2024

6:00 PM

Commission Chambers

Board of Zoning Appeals

Call to Order/Roll Call

Attendee Name	Title	Status
Dee Crouch	District 5 - Chairman	Absent
Lisa Mitchum	District 1 - Vice Chairman	Present
Royce Williams	District 2	Present
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, July 18, 2024.

Vice Chairman Lisa Mitchum 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 June 20, 2024

Motion To: **Approve**

The Board voted to approve the minutes from the Public Hearing held on June 20, 2024.

RESULT: Passed (UNANIMOUS)

MOVER: Billy Cranford

SECONDER: Royce Williams

AYES: Lisa Mitchum, Royce Williams, Billy Cranford

Petitions

2. Petition # VAR 24-10 Filed by Cecil & Jamie Holton Requesting a Variance for Property Located at 1204 Rockaway Road, Senoia - District 1

Zoning Manager Lisa Eschman presented Petition # VAR 24-10 filed by Cecil & Jamie Holton requesting a variance to construct a detached garage within the 75-foot "No Structure Setback" boundary on property located at 1204 Rockaway Road, Senoia (Parcel # 166-1286-004), zoned RC (Rural Conservation). She explained that the property is Lot 1 of Estates at Rockaway Subdivision, 2.515 acres in size and was developed under the RE 2.5 Estate Lot Development therefore, requiring the 75-foot No Structure Setback Boundary. This lot also has required building setbacks, stream buffers and an existing easement drive. The applicant is proposing to construct a 24 feet x 24 feet detached garage over the existing driveway beside the house that would encroach 28-feet within the required no structure setback boundary, which places the proposed detached garage 47-feet from the southern property line.

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

1. This situation is unique due to the former RE 2.5 "75-foot No Structure Setback" requirement, and other features such as the required building setbacks, stream buffers, an easement drive, and the location of the septic and drainfield lines.
2. Consideration of this request shall carry great weight with the most affected property owners to the south and west.

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 condition:

1. The proposed detached garage shall not encroach more than 28-feet within the 75-foot "No Structure Setback" boundary along the southern property line as submitted with the variance application.

There were no additional questions for staff.

The applicant, Cecil Holton, 1204 Rockaway Road, Senoia, addressed the Board stating that the information provided by Zoning Manager, Lisa Eschman, was correct and he appreciated everyone's time and assistance.

The Chairperson 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 # 24-10 filed by Cecil & Jamie Holton requesting a variance to construct a detached garage on property at 1204 Rockaway Road, Senoia (Parcel # 166-1286-004).

RESULT: Passed (UNANIMOUS)

MOVER: Billy Cranford

SECONDER: Royce Williams

AYES: Lisa Mitchum, Royce Williams, Billy Cranford

Motion To: Recommend Approval

The Board voted to recommend that the Board of Commissioners approve Petition # VAR 24-10 filed by Cecil & Jamie Holton requesting a variance to construct a detached garage within the 75-foot "No Structure Setback" boundary on property located at 1204 Rockaway Road, Senoia Parcel # 166-1286-004), subject to the following condition:

1. The proposed detached garage shall not encroach more than 28-feet within the 75-foot "no structure setback" boundary along the southern property line as submitted with the variance application.

RESULT: Passed (UNANIMOUS)

MOVER: Billy Cranford

SECONDER: Royce Williams

AYES: Lisa Mitchum, Royce Williams, Billy Cranford

Additional Business

The next Coweta County Board of Zoning Appeals meeting is scheduled for August 22, 2024 at 6:00 p.m.

Adjournment

Motion to: **Adjourn**

The Board voted to adjourn the meeting.

RESULT: Passed (UNANIMOUS)

MOVER: Billy Cranford

SECONDER: Royce Williams

AYES: Lisa Mitchum, Royce Williams, Billy Cranford