



Board of Zoning Appeals

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Public Hearing

Minutes

Lisa Eschman
770.254.2635

October 17, 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	Present
Billy Cranford	District 4	Present
Jon Amason	Community Development Director	Absent
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, October 17, 2024.

Chairman Dee 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 September 26, 2024

Motion To: **Approve**

The Board voted to approve the minutes from the Public Hearing held on Thursday, September 26, 2024.

RESULT: Passed (UNANIMOUS)

MOVER: Billy Cranford

SECONDER: Lisa Mitchum

AYES: Dee Crouch, Lisa Mitchum, Russell Berry, Billy Cranford

Petitions

2. Public Hearing Regarding Petition # VAR 24-18 Filed by Lichty Building Group, Inc. Requesting a Guest House Variance for Property Located at 517 Jim Starr Road, Newnan - District 3

Zoning Associate Nicole Blackwell began the meeting by reminding the staff, Board Members and citizens of the amendments that were adopted to Article 28 of the Coweta County Zoning and Development Ordinance on September 17, 2024.

Zoning Associate Nicole Blackwell presented Petition # VAR 24-18 filed by Lichty Building Group, Inc. for a variance under Article 7 Section 72 Item 11(d) to increase the size of a guest house on property located at 517 Jim Starr Road, Newnan, Parcel # 070-5248-001, in RC (Rural Conservation) zoning, 3rd District. The applicant is requesting to increase the guest house to 1334 square foot from the required maximum of 1000 square foot. The subject property is approximately twelve (12) acres with a main house built in 1952 that is 2,947 square foot and a guest house built in 1920, prior to zoning laws, that is 1,046 square foot. She explained that the homeowner and the homeowner's brother and sister-in-law are retired seniors that wish to maintain an active lifestyle in a rural environment where they can continue to engage with the community as they age in place. The addition will add space for a laundry room, a pantry, a closet and storage space. Ms Blackwell shared the site plan and the existing and new floor plans for the addition to the rear of the guest house.

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

1. The intent of the ordinance is to provide independent living to family members while meeting all current zoning requirements.
2. The Guest House Ordinance provides a Deed Restriction to protect against any rental activity.
3. The proposed addition will be added to the already established guest home. The exterior building materials of the guest house will mimic that of the primary dwelling.
4. The Board should consider if this request is justified by a hardship.

Should the Board of Zoning Appeals recommend approval for the request, the Community

Development Department is submitting the following conditions for consideration (VAR 24-018):

1. The guest house shall not exceed 1,334 square feet.
2. The applicant shall comply with all other guest house ordinance requirements under Article 7 Section 72.
3. The applicant understands that the Guest House shall be maintained according to the Ordinance/Deed and shall not be established as an independent residence outside of the Guest House Ordinance.
4. The Community Development Department shall review and approve the Deed of Use Restriction prior to recording with the Clerk of Superior Court.

There were no questions for staff.

Chairman Crouch asked if the applicant was present.

Janice Barton, 517 Jim Starr Road, Newnan Ga, explained that she acquired this property in June 2024 and has lived in this area since 2008 after leaving the Roswell/ Alpharetta area. She enjoys being an active member of the community, however herself, her brother and his wife do not find the "Continuing Care Resort Communities" lifestyle to be the right choice for them. They consider the subject property to be a family compound and her brother and his wife see the lack of a laundry room, pantry and closet in the guest house as a hardship. She also mentioned neighbors, Jan and Dean Powers, they have no objection to this variance request.

Chairman Crouch asked for comments in favor or in opposition of this petition. There were none.

Zoning Manager, Lisa Eschman stated that staff received one letter in support of the petition.

1. Jan and Dean Powers 479 Jim Starr Rd, Newnan, Ga

Motion To: Close Public Hearing

The Board voted to close the Public Hearing regarding Petition # VAR 24-18 filed by Lichty Building Group, Inc. for a variance under Article 7 Section 72 Item 11(d) to increase the size of a guest house on property located at 517 Jim Starr Road, Newnan, Parcel # 070-5248-001, in RC (Rural Conservation) zoning, 3rd District.

RESULT: (UNANIMOUS)

MOVER: Cranford

SECONDER: Berry

AYES: Dee Crouch, Lisa Mitchum, Russell Berry, Billy Cranford

Motion To: Recommend Approval

The Board voted to recommend that the Board of Commissioners approve Petition # VAR

24-18 filed by Lichty Building Group, Inc. for a variance under Article 7 Section 72 Item 11(d) to increase the size of a guest house on property located at 517 Jim Starr Road, Newnan, Parcel # 070-5248-001, in RC (Rural Conservation) zoning, 3rd District, subject to the following conditions:

1. The guest house shall not exceed 1,334 square feet.
2. The applicant shall comply with all other guest house ordinance requirements under Article 7 Section 72.
3. The applicant understands that the Guest House shall be maintained according to the Ordinance/Deed and shall not be established as an independent residence outside of the Guest House Ordinance.
4. The Community Development Department shall review and approve the Deed of Use Restriction prior to recording with the Clerk of Superior Court.

RESULT: Passed (UNANIMOUS)

MOVER: Billy Cranford

SECONDER: Russell Berry

AYES: Dee Crouch, Lisa Mitchum, Russell Berry, Billy Cranford

Additional Business

The next Coweta County Board of Zoning Appeals meeting is scheduled on Thursday, November 21, 2024.

Adjournment

Motion To: **Adjourn**

The Board voted to adjourn the meeting.

RESULT: (UNANIMOUS)

MOVER: Cranford

SECONDER: Mitchum

AYES: Dee Crouch, Lisa Mitchum, Russell Berry, Billy Cranford