



Board of Zoning Appeals

www.coweta.ga.us

Public Hearing

Minutes

Lisa Eschman
770.254.2635

November 21, 2024

6:00 PM

Commission Chambers - 37
Perry Street, Newnan

Board of Zoning Appeals

Roll Call/Call to Order

Attendee Name	Title	Status
Dee Crouch	District 5 - Chairman	Present
Lisa Mitchum	District 1 - Vice Chairman	Present
Royce Williams	District 2	Present
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, November 21, 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 October 17, 2024

Motion to: **Approve**

The Board voted to approve the minutes from the Public Hearing held on Thursday, October 17, 2024.

RESULT: (UNANIMOUS)

MOVER: Mitchum

SECONDER: Berry

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

Petitions

2. Petition # CONDUSE 24-007 filed by Cole Bridges Requesting a Conditional Use Permit Request for Property Located at 2202 Bohannon Road, Newnan, Georgia - District 2

Zoning Manager Lisa Eschman presented Petition # CONDUSE 24-007 filed by Cole Bridges requesting a Conditional Use Permit under Article 7. Section 75. Item 7 for property located at 2202 Bohannon Road for a church expansion, (Parcel # 040-3001-002 & 040-3001-002A), District 2. The subject property consists of two individual tracts, tract (1) one is 0.974± acres and tract (2) two is 1.172± acres and the existing church building is approximately 3,667 square feet and was constructed in 1930 prior to the requirement for a Conditional Use Permit. She explained that the applicant is requesting to expand the church facility with the addition of a 1,300 square foot deck with a baptismal pool that would be located east of the existing church building within the side yard. The proposed expansion will not increase the sanctuary size or require any additional parking on the site and the applicant plans to combine the two individual tracts into one parcel, creating a 2.146± acre tract in order to meet the required building setbacks.

She highlighted the following factors for consideration in reviewing the Conditional Use Request submitted by the Community Development Department:

1. The subject property is located within the Rural Places Character Area and lies within the Rural Places Tier on the Growth Strategy Map. The Rural Places Character Area encourages small neighborhood serving institutional uses; therefore, the proposed church expansion supports the Comprehensive Plan.
2. The proposed request will provide additional space for the church to perform baptism ceremonies for the church congregation.

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

1. All Coweta County Code of Ordinances shall be adhered to unless a variance is granted through the normal review process.
2. The church expansion shall be limited to the 1,300 square foot deck addition with a baptismal pool.
3. A 25-foot natural buffer shall remain along the eastern property line.

4. The applicant shall combine Tract 1(0.974± acres) and Tract 2 (1.172± acres) into one parcel creating a 2.146± acres tract.

There were no questions for staff.

Chairman Crouch asked if the applicant was present.

Kip Odom, 57 Perry Street, Newnan, stated that he was representing the church and agreed with everything Ms. Eschman presented.

Chairman Crouch asked for letters of support. Ms. Eschman presented one letter.

1. James Crider 2247 Bohannon Road Newnan, Ga 30263

Board Member Cranford asked if the applicant was satisfied with the four conditions.

Mr Odom stated that they were fine with the conditions.

Board Member Mitchum asked when the lots would be combined.

Ms Eschman stated that the applicant will have the lots combined before the process with the Building Department starts.

Chairman Crouch asked if anyone was present in support or opposition of the request.

There were none.

Motion To: **Close Public Hearing**

The Board voted to close the Public Hearing regarding Petition # CONDUSE 24-007 filed by Cole Bridges requesting a Conditional Use Permit for property located at 2202 Bohannon Road for a church expansion, (Parcel # 040-3001-002 & 040-3001-002A), District 2

RESULT: (UNANIMOUS)

MOVER: Cranford

SECONDER: Williams

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

Motion To: **Recommend Approval.**

The Board voted to recommend that the Board of Commissioners approve Petition # CONDUSE 24-007 filed by Cole Bridges requesting a Conditional Use Permit for property located at 2202 Bohannon Road for a church expansion, (Parcel # 040-3001-002 & 040-3001-002A), District 2 subject to the following conditions:

1. All Coweta County Code of Ordinances shall be adhered to unless a variance is granted through the normal review process.
2. The church expansion shall be limited to the 1,300 square foot deck addition with a baptismal pool.
3. A 25-foot natural buffer shall remain along the eastern property line.
4. The applicant shall combine Tract 1(0.974± acres) and Tract 2 (1.172± acres) into one parcel, creating a 2.146± acres tract.

RESULT: Passed (UNANIMOUS)

MOVER: Mitchum

SECONDER: Williams

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

Additional Business

The next Coweta County Board of Appeals meeting is scheduled on Thursday, December 19, 2024.

Board Member Royce Williams thanked everyone for the experience and friendships while he served on the Board of Appeals.

Adjournment

Motion To: **Adjourn**

The Board voted to adjourn the meeting.

RESULT: (UNANIMOUS)

MOVER: Cranford

SECONDER: Williams

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