



Board of Zoning Appeals

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Public Hearing

Minutes

Lisa Eschman
770.254.2635

January 30, 2025

6:00 PM

Commission Chambers - 37
Perry Street, Newnan

Board of Zoning Appeals

Roll Call/Call to Order

Attendee Name	Title	Status
Lisa Mitchum	District 1	Present
Mike Yeager	District 2	Present
Russell Berry	District 3	Present
Billy Cranford	District 4	Present
Dee Crouch	District 5	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
Rebekah Graham	Community Development Clerk	Present

The Coweta County Board of Zoning Appeals conducted a Public Hearing on Thursday, January 30, 2025.

Chairman Dee Crouch called the meeting to order at 6:00 p.m.

Beginning of Year Business

1. Beginning of the Year Appointments - Chairman, Vice-Chairman

Motion to: Elect a Chairman

The Board voted to elect Lisa Mitchum to serve as Chairman of the Board of Zoning Appeals for calendar year 2025.

RESULT: Passed (UNANIMOUS)

MOVER: Billy Cranford

SECONDER: Russell Berry

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

Motion to: Elect a Vice Chairman

The Board voted to elect Billy Cranford to serve as Vice-Chairman of the Board of Zoning Appeals for calendar year 2025.

RESULT: Passed (UNANIMOUS)

MOVER: Lisa Mitchum

SECONDER: Russell Berry

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

2. Set Meeting Dates and Times for Calendar Year 2025 and the Beginning of 2026

Motion to: Set Meeting Dates and Times

The Board voted to set the following meeting dates and times for calendar year 2025 and the beginning of 2026:

February 27, 2025	(Fourth Thursday)	6:00 PM
March 27, 2025	(Fourth Thursday)	6:00 PM
April 24, 2025	(Fourth Thursday)	6:00 PM
May 22, 2025	(Fourth Thursday)	6:00 PM
June 26, 2025	(Fourth Thursday)	6:00 PM
July 24, 2025	(Fourth Thursday)	6:00 PM
August 28, 2025	(Fourth Thursday)	6:00 PM
September 25, 2025	(Fourth Thursday)	6:00 PM
October 23, 2025	(Fourth Thursday)	6:00 PM
November 20, 2025	(Third Thursday)	6:00 PM
December 18, 2025	(Third Thursday)	6:00 PM
January 29, 2026	(Fifth Thursday)	6:00 PM

RESULT: Passed (UNANIMOUS)

MOVER: Billy Cranford

SECONDER: Dee Crouch

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

Approval of Minutes

3. Request Approval of the Minutes from the Public Hearing Held on Thursday, December 19, 2024

Motion to: Approve

The Board voted to approve the minutes from the Public Hearing held on Thursday, December 19, 2024.

RESULT: Passed (UNANIMOUS)

MOVER: Billy Cranford

SECONDER: Dee Crouch

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

Public Hearing Items

4. Public Hearing Regarding the Adoption of the Rules Governing the Board of Zoning Appeals Meetings

Zoning Manager Lisa Eschman presented the proposed Rules Governing the Board of Zoning Appeals meetings. She highlighted the audience participation section of the rules.

Chairman Mitchum called for any comments in support of or in opposition to the proposed Rules Governing the Board of Zoning Appeals meetings. There were none.

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding the Rules Governing the Board of Zoning Appeals meetings.

RESULT: Passed (UNANIMOUS)

MOVER: Billy Cranford

SECONDER: Dee Crouch

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

Motion to: Adopt

The Board voted to adopt the following Rules Governing the Board of Zoning Appeals

meetings to become effective on February 1, 2025:

Coweta County Board of Zoning Appeals Rules and Procedures

The following rules are designed to promote a fair and open process for the Board of Zoning Appeals Public Hearings.

Section 1 - GENERAL

1.1 The location of the Rules Governing the Public Hearings will be announced at the beginning of each meeting.

1.2 The Board of Zoning Appeals will follow Robert's Rules of Order.

Section 2 – OPERATIONAL PROEDURES

2.1 MEETINGS

2.1.1 Public Hearings of the Coweta County Board of Zoning Appeals are scheduled recurring meetings of the Board of Zoning Appeals to review all variances and conditional use applications.

Section 3 – QUORUM

Any three (3) board members of the district Board of Zoning Appeals shall constitute a quorum for any meeting of the Coweta County Board of Zoning Appeals.

3.1 Adjournment Upon Absence of Quorum at Commencement of Meeting – If a quorum is not present thirty (30) minutes following the scheduled hour of convening, the Chair or Vice-chair may adjourn the meeting.

3.2 Adjournment Upon Loss of Quorum During Meeting – If during the meeting there ceases to be a quorum, all business must stop, except that the Board, may:

- a. Adjourn and return at the next regular meeting; or
- b. Recess to determine if a quorum will be present within a short period of time.

Section 4 – MINUTES

4.1 Contents of Minutes – All recommendation of the Board of Zoning Appeals, shall be accurately recorded by the Clerk (or his/her designee) in the minutes, which shall include:

- a. All motions, or stipulations;
- b. The name of the maker of all motions;
- c. Disposition of all motions, whether:
 1. Adopted;
 2. Defeated;
 3. Referred to committee or to staff for further information or recommendation; or
 4. Deferred/Tabled until a date and time certain

- d. How each Board Member voted; and
- e. Comments as deemed necessary
- f. Public comments

4.2 Adoption and Correction of Minutes Attestation – The minutes of each Board of Zoning Appeals meeting shall be approved/adopted by the Board at the next subsequent Regular Board of Zoning Appeals meeting.

Section 5 – AGENDA

A. An agenda for the Public Hearings of the Coweta County Board of Zoning Appeals will be prepared by the Community Development Staff and will be available to the Board of Zoning Appeals no later than close of business on the Friday preceding the meeting.

B. The agenda for all meetings shall be made available to the public no later than twenty-four (24) hours prior to the meeting.

Section 6 – VOTING

All votes shall be taken by electronic vote, show of hand, or verbal pronouncement.

Formal voting on Board matters will ordinarily occur during a Public Hearing.

6.1 Effect of Approval/Denial – An affirmative majority vote shall be required to adopt a motion unless otherwise noted in this document. If a motion to recommend approval of an item is defeated by the vote, the vote does not constitute an affirmative recommendation of denial of the item. Instead, a motion to recommend denial should immediately follow to bring closure to the item. Likewise, if a motion to recommend denial is defeated by the vote, the vote does not constitute an affirmative recommendation of approval of the item. Instead, a motion to recommend approval should immediately follow to bring closure to the item.

6.2 Tie Vote – A tie vote on a motion shall keep the motion as pending before the Board and the motion shall be rescheduled for another time.

Section 7 – PUBLIC PARTICIPATION

The Coweta County Board of Zoning Appeals welcomes citizens and visitors to Board meetings and is willing to hear any person or persons desiring to appear before the Board during the time set aside for public comments that concern the services, policies, or affairs of Coweta County in accordance with the following rules.

Any member of the public engaging in disruptive behavior that interferes with the Board of Zoning Appeal's ability to conduct business, including but not limited to applause, cheers, jeers, interruption of other speakers, etc., may, after warning, be subject to removal from the meeting.

7.1 Public Comments – Each person wishing to provide public comment in writing shall deliver such public comment to the Community Development Department no later than noon on the day of the meeting. Written public comment must contain the name, address, and contact information (email address and/or phone number) for the person

submitting it. Any written public comment received after the noon deadline will not be included in the agenda packet and there is no guarantee that such comments will be considered.

7.2 Manner of Addressing the Board of Zoning Appeals – All persons shall address the Board of Zoning Appeals in the following manner:

- a. State his/her name and address;
- b. The speaker shall be required to state:
 - i. Whether he/she is speaking for himself/herself or for another;
 - ii. If he/she represents an organization or represents a policy established by an organization or governing body and whether he/she is being compensated by the person(s) for whom he/she speaks;
 - iii. Whether he/she or any member of his/her immediate family has a personal interest in the pending matter.
- c. The following content is prohibited:
 - i. Campaigning for public office;
 - ii. Promoting private business;
 - iii. Using profanity, vulgar language or gestures, fighting words, or slander which is disruptive to the meeting;
 - iv. Comments directed to an individual which are not related to the official duties (such as performance, conduct, or qualifications) of an official or staff member of Coweta County.

7.3 Directing of Comments - All remarks shall be directed to the Board of Zoning Appeals Members as a body and addressed through the Chair, not toward the public or staff. Remarks shall not be made to a particular Board Member.

7.4 Questions by Board of Zoning Appeals – Questions from the Board of Zoning Appeals may be asked for clarification. However, no person shall be allowed to enter any discussion, either directly or through a member of the Board of Zoning Appeals, without permission of the Chair.

7.5 Public Hearings - Persons wishing to address the Board of Zoning Appeals during Public Hearings will be heard. Prior to speaking, each speaker shall sign-up to do so prior to the start of the meeting. Each speaker will be called to address the Board on a first-come basis. No prior reservations shall be taken for these spots.

- a. In addition to the presentation by Community Development, an applicant or his/her representative shall be allotted a total of ten (10) minutes for their presentation, including time for rebuttal. Speakers other than the applicant or his/her representative shall sign up to speak separately, will be allotted a maximum of three (3) minutes, and will be called to address the Board based upon the order in which they signed up to speak prior to the start of the meeting. The time allotted for these speakers will not count toward the applicants ten (10) minutes.
- b. Each speaker will be allotted a maximum of three (3) minutes. Proponents and opponents of a particular item shall be afforded a maximum of twenty (20) minutes (per side).
- c. Said time limit per person may be lengthened or shortened for a given speaker, or for

all speakers on a given matter, or for all speakers in a given meeting, by a majority vote of the Board of Zoning Appeals.

8.0 ADOPTION/AMENDMENTS

Following adoption of the rules governing the Board of Zoning Appeals meetings, the rules may be amended by a majority vote of the Board of Zoning Appeals following a duly advertised Public Hearing. Provided that notice has been given of the amendment(s) at the meeting prior to the vote on the amendment(s).

SO ADOPTED IN LAWFULLY ASSEMBLED, OPEN SESSION AFTER PUBLIC NOTICE AND HEARING AS PROVIDED BY GEORGIA LAW, THIS 30th DAY OF JANUARY 2025, TO BECOME EFFECTIVE FEBRUARY 1, 2025.

RESULT: Passed (UNANIMOUS)

MOVER: Billy Cranford

SECONDER: Dee Crouch

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

5. Public Hearing Regarding Petition # CONDUSE 24-004 Filed by Trinity Fellowship Assembly of God, Inc. Requesting a Conditional Use Permit for Property Located Along Fischer Road Near Its Intersection with Minix Road - District 4

Zoning Manager Eschman presented Petition # CONDUSE 24-004 filed by Trinity Fellowship Assembly of God, Inc. requesting a Conditional Use Permit (CUP) for property located along Fischer Road near its intersection with Minix Road, Sharpsburg (Parcel # 145-6035-001, 146-6135-002, 145-6135-026) zoned RC (Rural Conservation). The proposed site is for a school campus and consists of three individual tracts divided by Fischer Road. The western side of Fischer Road is a 64.68± acre tract and a 12.77± acre tract. The eastern side of Fisher Road along Minix Road is a 101.92± acre tract. Together these parcels create a combined total area of 179.37± acres. All surrounding tracts are zoned RC (Rural Conservation) and the adjoining 77.45± acre tract to the north and west is property owned by Coweta County. Further north is Beaumont Farms Subdivision and adjoining the property to the south and the southwest are the Bridle Walk and Shoal Creek Forest Subdivisions, with the Braves Crossing Subdivision being further south. She further noted that adjoining the 101.92± acre tract to the south are large estate lots and across Minix Road to the north is the Highland Park Estates Subdivision. There are established residential lots located to the northeast of the proposed site, while a church sits adjacent to this tract. The site plan proposal provided by the applicant includes a variety of structures, amenities, recreational areas, and associated parking for the school.

The Western Side of the Campus Includes:

- High School Building (90,446 sq ft)
- Music & Theatre Arts (39,113 sq ft)

- Performing Art Center/Church (37,226 sq ft)
- International Student Center (15,694 sq ft)
- Middle School (39,382 sq ft)
- Gymnasium (53,298 sq ft)
- Sports Stadium
- Aquatic Center/Natatorium (25,788 sq ft)
- Athletic Field House (50,435 sq ft)
- Tennis/Pickleball Courts
- Energy Plant (1,500 sq ft)
- Stadium Press Box
- 650 parking spaces and two full access driveways

The Eastern Side of the Campus Includes:

- Vocational Training Center (26,404 sq ft)
- Equestrian Center (50,378 sq ft)
- Golf Area
- Athletic Practice Facility (115,138 sq ft)
- Athletic Support Building (8,344 sq ft)
- Softball, Baseball and Practice Fields
- Grazing Pasture
- Agriculture Training Facility (50,000 sq ft)
- 600 parking spaces and two full access driveways

Ms. Eschman further explained that a pedestrian fly-over bridge is proposed to span across Fischer Road, providing passage for students, teachers and spectators to move from one side of the campus to the other. The proposed site will be completed in phases, with phase one consisting of a high school, gymnasium, performing arts center, equestrian center and agricultural training facility.

She highlighted the following factors for consideration in reviewing the Conditional Use Request:

1. The subject property is situated at the furthest boundary of the Priority Development Character Area and the outer limits of the Growth Priority Tier. This may suggest that the proposed Conditional Use Permit request for a church and private school campus is supported, provided the site is designed with multiple entry points to minimize additional traffic stress on high-traffic roads. All traffic impacts should be mitigated at the cost burden of the applicant. Additionally, the design should ensure that existing residential areas are protected from any negative impacts of the new development.

2. Based on the estimated number of trips generated daily for the proposed church and private school campus, the proposed Conditional Use Permit request would cause excessive and burdensome use of the existing transportation system unless all improvements identified are provided by the applicant.
3. The proposed request is considered an institutional use providing church and private school activities. This is a significant development situated among a predominately residential area. Therefore, it is important for all activities, including but not limited to the athletic areas with lighting, and potential noise from loudspeakers be mitigated from the adjacent or nearby properties.

Should the Board of Zoning Appeals recommend approval of 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 developer shall signalize the intersection of Fischer Road and Minix Road, and construct left and right turn lanes for all approaches. No pedestrian traffic will be allowed to cross the intersection to/from the east/west campuses.
3. The developer shall construct a pedestrian bridge with a minimum clear span beneath the bridge of 120 feet to accommodate any future widening of Fischer Road. The end bents for the bridge shall be located beyond the right-of-way limits.
4. The developer shall dedicate 60 feet of right-of-way from the centerline on each side of Fischer Road to accommodate future widening of the road.
5. The developer shall contribute \$350,000 to the County to be used toward improvements to Fischer Road on its approaches to SR 34.
6. The developer shall contribute \$500,000 to the County to be used for the intersection improvement at Andrew Bailey and Fischer Roads.
7. The developer shall construct left and right turn lanes on Minix Road at driveway B.
8. Driveway A shall be constructed as a right-in-right-out driveway with a physical median on Minix Road to prevent left turns.
9. Driveway D shall be constructed as a right-in-right-out driveway with a physical median on Fischer Road to prevent left turns.
10. The developer shall construct a right turn lane at driveway D.
11. All work within the right-of-way shall meet current American Association of State Highway and Transportation Officials (AASHTO), County and Georgia Department of Transportation (GDOT) standards.
12. The applicant shall comply with conditions noted in Attachment A, B, and C from the Development of Regional Impact (DRI) Notice of Decision.
13. In the occurrence of insufficient parking for any event on either the east or west side of Fischer Road, the applicant shall employ an off-duty enforcement/police/trained officer to channel pedestrian traffic to the pedestrian

bridge to prevent any pedestrian crossing over Fischer Road.

14. The permit applicant shall be responsible for stormwater management meeting the requirements of Chapter 30 of the Coweta County Code of Ordinances for each subbasin and each shall be studied at the points where each subbasin leaves the proposed development's property. Additionally, runoff reduction practices are required, and shall be implemented upgradient from the detention/retention ponding to help avoid maintenance concerns and provide a treatment train approach as intended by the ordinance unless infeasibility is proven. Adequate field predesign infiltration testing shall be performed as directed by County staff.
15. Parking within the right-of-way along Fisher Road and Minix Road is strictly prohibited.
16. All buildings shall meet the exterior architectural standards of Section 261 (8) of the Coweta County Zoning and Development Ordinance. Atypical structures such as the Equestrian Center, Agricultural Training Facility, and the Covered Athletic Practice Facility may apply for a "unique and special use" designation.
17. The applicant shall obtain a land disturbance permit (LDP) within a 12-month period beginning the next business day following approval by the Board. If the applicant fails to do so, the Board may initiate revocation of the Conditional Use Permit.
18. Any site and building lighting installed shall incorporate downcast, full cutoff fixtures to prevent adjacent properties and streets from being affected by glare or direct illumination.
19. The school shall agree to work with the County, in good faith, to address any concerns regarding noise, odor, glare, or similar objectionable features.
20. The noise level of all events should not exceed 45 decibels from all property lines.

There were no questions from the Board for staff.

Chairman Mitchum asked if the applicant was present.

Melissa Griffis, 32 S Court Square, Newnan, stated that she is representing Trinity Fellowship Assembly of God, Inc. and is accompanied by Mark Anthony, Norm Tapley, and Blake Bass regarding property located at the intersection of Fischer Road and Minix Road that is currently zoned RC (Rural Conservation). The requested Conditional Use Permit is for the expansion of the school to include a new high school, gymnasium, performing arts center/church, equestrian center and agricultural training facility. Currently, 67% of Trinity's students are Coweta County residents with 1067 students coming from 692 families. The property has preexisting buffers in the form of trees as well as being adjacent to Prowell Park. She further stated that there are three conditions that they would like to modify the verbiage. They wish to modify conditions # 5 and # 6 pertaining to additional traffic-calming measures and modification of the cost to a percentage of build out or completion of phase one. In addition to these two conditions, they are requesting to

change the time limit for the applicant to obtain a land disturbance permit from 12 months to 24 months as outlined in condition # 17.

Zoning Manager Eschman stated that the Community Development Department received emails from the following individuals expressing support for the Conditional Use Permit:

- Millie Smith, Daniel Drive, Newnan
- Stacy Hill, No Address
- Gregory Paul Lanman, Senioa
- Virginia Marie Farrar, No Address

Chairman Mitchum called for any comments in support of the proposed Conditional Use Permit.

Mark Anthony, 88 Arbor Springs Plantation Drive Newnan, explained that he is Head of School and is a Senior Pastor that has lived in the area for 25 years, coming from Tecoma, Georgia. The reason for this proposed site is to build a legacy for 1,600 students to facilitate faith, education and service for communal benefits. His four main points were to enhance property values, lure profitable businesses, integrate Christian values, and economic contributions.

Norm Tapley, 225 Jefferson Woods, Peachtree City, stated that 1,590 students are currently enrolled at Trinity and 250 different area churches are represented in the student body. In August 2018, a new high school was built to accommodate 500 high school students. However, 517 high school students are currently enrolled. The middle school is at 96% capacity, the elementary school is at 92% capacity and in August 2022, 260 elementary students attended GO CHURCH. Trinity currently employs 290 staff members with a \$12.7 million payroll. The expansion of phase one would be completed by 2028 with the high school accommodating 900, gymnasium 1,500, performing arts center 800, and the existing campus will continue to be used for outdoor activities. The proposed site for the outdoor activities at the new campus will be purposely situated far from other residents.

Blake Bass, 8 Forest Place, Newnan, explained that he is Assistant Head of School and wants to address concerns of citizens because Trinity wants to build on the proposed site for the same reason that subdivisions were built. This petition is not for personal gain but to enrich the lives of the 1,600 students Trinity serves. The market demands a new school and not all parents want their children in public schools. Trinity has a 32-year history and will be good stewards of the land.

The following six individuals spoke about being members of the Trinity family at some point and that the students prosper through faith, academics, leadership and athletics.

Each told their story of how their children have been positively impacted by Trinity and that they believe the proposed campus would positively impact more children.

- Deborah Taylor, 44 Indian Creek Trail
- Jacob Mullins, 110 Delta Court, Sharpsburg
- Christi Harrison, 35 Beaumont Farms Drive, Sharpsburg
- Quincy Randolph, 114 Senoyna Lane, Senioa
- Thomas Statham, 829 Christopher Road, Sharpsburg
- John Cola, 270 London Lane, Sharpsburg

The following individuals spoke in opposition to the proposed Conditional Use Permit, citing concerns regarding noise, lighting, contamination of a local pond, crime, emergency response, and too many other developments already planned for the area. Further concerns included a proposed four-lane road that would be the burden of the taxpayers, negative impacts to property values, and increased density. The most popular concern from these citizens was that Trinity, as a non-taxpaying institution, would not bear the burden of paying the taxes for road improvements that would be a result of traffic and congestion. These citizens are all in favor of preserving a rural residential community.

- Donnah Neal, 843 Fischer Road, Sharpsburg
- Matthew Neal, 843 Fischer Road, Sharpsburg
- Steward Leighton, 235 Mapledale Trail, Sharpsburg
- Mike Dunn, 50 Bridle Walk Trail, Sharpsburg
- Tom McDonald, 96 Jolie Lane, Sharpsburg
- Hal Herron, 192 Beaumont Farms Drive, Sharpsburg
- Anita Adelung, 20 Highland Park Drive, Sharpsburg
- Micheal Moro, 188 Beaumont Farms Drive, Sharpsburg
- Stefan Hvostik, 195 Highland Park Drive, Sharpsburg
- Marianne Pizzitola, 125 Highland Park Drive, Sharpsburg
- Kenneth Moore, 30 Line Creek Lane, Sharpsburg
- Sara Blitchington, 96 Rollingwood Trail, Sharpsburg
- Timothy Heatherman, 60 Bridle Walk Trail, Sharpsburg
- Lance Gauntt, 43 Northwoods Road, Sharpsburg
- Scott Winston, 104 Warrior Way, Sharpsburg
- Renee Graves, 225 Mapledale Trail, Sharpsburg
- Francis Reisinger, 15 Bridle Walk Trail, Sharpsburg

Community Development Director Jon Amason explained that the following citizens submitted audience participation forms in opposition to the proposed Conditional Use Permit, but they did not wish to address the Board:

- Bethany Olekas, 195 Highland Park Drive, Sharpsburg
- Robert Lynch, 560 Major Road, Sharpsburg
- Joan Lynch, 560 Major Road, Sharpsburg

In addition, the following citizens emailed Zoning Manager Eschman expressing their opposition to the Conditional Use Permit:

- Melissa and Mike Moro, 188 Beaumont Farms, Sharpsburg
- Jeremy Payne, Stoneway, Sharpsburg
- Matthew and Donnah Neal, Fischer Road, Sharpsburg
- Katey Lewis, Minix Road, Sharpsburg
- Andre and Anthony Sullins, Platinum Overlook, Sharpsburg
- Craig Turner, Wellington Manor, Sharpsburg
- Stefan Alexander and Bethany Olekas, Highland Park Drive, Sharpsburg
- Stewart and Frieda Layton, Mapledale Trail, Sharpsburg
- Amanda Hannah, Beaumont Farms Drive, Sharpsburg
- Susan Cooley, Daniel Drive, Newnan
- Janna Calono, Brook Trail, Newnan
- Emily Hafer, Minix Road, Sharpsburg
- Mallory and Clay Barnett, Fischer Road, Sharpsburg
- Tina and Darryl Mann, Wellington Manor, Sharpsburg
- Don and Judy Griffin, Timber Creek Estates Drive, Sharpsburg
- Teresa Smith, Wellington Manor, Sharpsburg
- Danielle Johnson, No Address
- Michael Rasnake, Highland Park Estates, Sharpsburg
- Petition from Bridle Walk Subdivision
- Tom McDonald - petition with 843 signatures

In rebuttal, Ms. Griffis addressed issues pertaining to the DRI traffic study, stating that the study was performed during school hours and a study of additional intersections was not requested for the Methodology Meeting. The traffic study did consider the already approved plans in the area. She also addressed concerns regarding stormwater runoff, noise and lighting, stating that there are conditions to mitigate these issues.

There were no further comments.

Chairman Mitchum called for a motion to close the Public Hearing regarding Petition # CONDUSE 24-004.

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding Petition # CONDUSE 24-004 filed by Trinity Fellowship Assembly of God, Inc. requesting a Conditional Use Permit (CUP) for property located along Fischer Road near its intersection with Minix Road, Sharpsburg (Parcel # 145-6035-001, 146-6135-002, 145-6135-026).

RESULT: Passed (UNANIMOUS)

MOVER: Dee Crouch

SECONDER: Billy Cranford

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

Vice Chairman Cranford explained that the Board of Zoning Appeals must consider making decisions that protect the county and citizens. Considering the traffic studies show a necessary four-lane expansion of Fischer Road and the \$37± million tax dollars that would be needed for the road expansion, he feels that a condition should be added for Trinity to be responsible for a \$9 million contribution toward that project should the Board of Zoning Appeals recommend that the Board of Commissioners grant the CUP.

Board Member Crouch explained that she does not see a benefit to the county because of the negative impacts on the property values of nearby homes as well as the acreage needed for the project.

With the Public Hearing previously closed, Vice Chairman Cranford asked the applicant if Trinity Fellowship Assembly of God, Inc. would be willing to pay a prorated share of the widening of Fischer Road based on Coweta County's traffic study. Their prorated share would be estimated at \$9,325,000, and with Trinity's traffic study, their prorated share would be estimated at \$7,030,000.

Ms. Griffis explained that she does not have authority to consent to the proposed condition tonight.

In response to questions from Board member Berry, about what is planned for the existing campus and whether there will be drop-off lanes at the proposed campus expansion site, Mrs. Griffis explained that the preschool and elementary school will remain on the current campus and drop-off lanes will be incorporated into the proposed new campus.

Motion to: Recommend Denial

The Board voted to recommend that the Board of Commissioners deny a Conditional Use Permit for property located along Fischer Road near its intersection with Minix Road, (Parcel # 145-6035-001, 146-6135-002, 145-6135-026) as requested in Petition # CONDUSE 24-004 filed by Trinity Fellowship Assembly of God, Inc.

RESULT: Passed 4 to 1

MOVER: Dee Crouch

SECONDER: Billy Cranford

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

NAYS: Mike Yeager

Additional Business

Zoning Manager Eschman explained that the next meeting will be on Thursday, February 27, 2025 at 6:00 p.m.

Adjournment

Motion to: Adjourn

The Board voted to adjourn the meeting.

RESULT: Passed (UNANIMOUS)

MOVER: Mike Yeager

SECONDER: Billy Cranford

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