



Board of Zoning Appeals

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Public Hearing

Minutes

Lisa Eschman
770.254.2635

February 27, 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 - Chairman	Present
Billy Cranford	District 4 - Vice Chairman	Absent
Mike Yeager	District 2	Present
Russell Berry	District 3	Present
Dee Crouch	District 5	Absent
Jon Amason	Community Development Director	Present
Ben Sewell	Assistant Community Development Director	Present
Lisa Eschman	Zoning Manager	Present
Nicole Blackwell	Zoning Associate	Present
Rebekah Graham	Community Development Clerk	Present

The Coweta County Board of Zoning Appeals conducted a Public Hearing on Thursday, February 27, 2025.

Approval of Minutes

1. Request Approval of the Minutes from the Public Hearing Held on January 30, 2025

Motion to: Approve

The Board voted to approve the minutes from the Public Hearing held on Thursday, January 30, 2025.

RESULT: Passed (UNANIMOUS)

MOVER: Russell Berry

SECONDER: Mike Yeager

AYES: Lisa Mitchum, Russell Berry, Mike Yeager

Petitions

2. Public Hearing Regarding Petition # CONDUSE 24-008 Filed by Jennifer Chapman Requesting a Conditional Use Permit for Property Located off Wynn Road - District 2

Zoning Manager Lisa Eschman presented Petition # CONDUSE 24-008 filed by Jennifer Chapman requesting a Conditional Use Permit (CUP) for property located on "Parcel B" off Wynn Road, Newnan (Parcel # 117-3134-013). She explained that the subject property consists of 3.58± acres, zoned RC (Rural Conservation). The applicant purchased the property in August 2024 and is currently making preparations to construct a permanent residence there. The applicant would like to remain on-site during the construction and is requesting to utilize an RV (camper) as a temporary residence. Staff can confirm that a site prep permit (RES-SFS-24-0729) was applied for on December 25, 2024.

Mrs. Eschman highlighted the following factors for consideration in reviewing the Conditional Use Permit (CUP) Request:

1. The use of the recreational vehicle (RV) is temporary for twelve (12) months while a permanent home is constructed on the subject site.
2. The temporary use of the recreational vehicle (RV) should have little impact on the county or the surrounding areas.
3. The temporary use of a recreational vehicle (RV) shall create no additional impact or service requirement as it serves as a temporary residence.

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

1. The use of the recreational vehicle as a temporary basis shall be permitted for a maximum period of twelve (12) months, beginning March 19, 2025, and ending March 20, 2026, or 30 days after the Certificate of Occupancy is granted, whichever is less; at which time, the recreational vehicle (RV) shall no longer be used as the residence.
2. No more than one (1) recreational vehicle shall be parked on the site.
3. The recreational vehicle (RV) shall be parked at least ten (10) feet away from the primary residential structure.
4. The recreational vehicle (RV) shall have a working smoke and carbon monoxide detector, and a working multipurpose dry chemical fire extinguisher.
5. The applicant shall provide a site plan showing the location of the recreational vehicle (RV) on the property.
6. An As-Built Elevation Certificate with an as-built site plan from a registered

Surveyor will be required for review and approval by Coweta County Development Review Engineering prior to scheduling any inspections to obtain the Certificate of Occupancy.

7. The applicant shall meet all applicable requirements of the Environmental Health Department.
8. The applicant shall meet all applicable requirements of the Building Department.

The Board of Zoning Appeals did not have questions for staff.

Chairperson Mitchum asked if the applicant was present.

Jennifer Chapman, 3003 Margo Court, Wylie, Texas, stated she had just retired from a law enforcement agency in Texas. She purchased the subject so she could be closer to her family. The placement of the RV on a temporary basis will allow the family to live on the property, and will also be helpful in getting the permits expedited for the permanent residence.

Chairperson Mitchum called for any comments in support of or in opposition to the proposed Conditional Use Permit (CUP). There were none.

Motion to: Close the Public Hearing

The Board voted to Close the Public Hearing regarding Petition # CONDUSE 24-008 filed by Jennifer Chapman requesting a Conditional Use Permit (CUP) for property located on "Parcel B" off Wynn Road, Newnan ((Parcel # 117-3134-013)

RESULT: Passed (UNANIMOUS)

MOVER: Russell Berry

SECONDER: Mike Yeager

AYES: Lisa Mitchum, Russell Berry, Mike Yeager

Motion to: Recommend Approval

The Board of Zoning Appeals voted to recommend that the Board of Commissioners approve Petition # CONDUSE 24-008 filed by Jennifer Chapman requesting a Conditional Use Permit (CUP) for property located on "Parcel B" off Wynn Road, Newnan (Parcel # 117-3134-013) with the following conditions:

1. The use of the recreational vehicle as a temporary basis shall be permitted for a maximum period of twelve (12) months, beginning March 19, 2025, and ending March 20, 2026, or 30 days after the Certificate of Occupancy is granted, whichever is less; at which time, the recreational vehicle (RV) shall no longer be

used as the residence.

2. No more than one (1) recreational vehicle shall be parked on the site.
3. The recreational vehicle (RV) shall be parked at least ten (10) feet away from the primary residential structure.
4. The recreational vehicle (RV) shall have a working smoke and carbon monoxide detector, and a working multipurpose dry chemical fire extinguisher.
5. The applicant shall provide a site plan showing the location of the recreational vehicle (RV) on the property.
6. An As-Built Elevation Certificate with an as-built site plan from a registered Surveyor will be required for review and approval by Coweta County Development Review Engineering prior to scheduling any inspections to obtain the Certificate of Occupancy.
7. The applicant shall meet all applicable requirements of the Environmental Health Department.
8. The applicant shall meet all applicable requirements of the Building Department.

RESULT: Passed (UNANIMOUS)

MOVER: Mike Yeager

SECONDER: Russell Berry

AYES: Lisa Mitchum, Russell Berry, Mike Yeager

Additional Business

Zoning Manager Eschman explained that the next meeting will be on Thursday, March 27, 2025, at 6:00 p.m. and there will be four (4) cases on the agenda.

Adjournment

Motion to: Adjourn

The Board voted to adjourn the meeting.

RESULT: Passed (UNANIMOUS)

MOVER: Russell Berry

SECONDER: Mike Yeager

AYES: Lisa Mitchum, Russell Berry, Mike Yeager