



Coweta County Board of Zoning Appeals

Public Hearing

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~ Minutes ~

Angela White
770.254.2635

Tuesday, December 13, 2022

6:00 PM

Commission Chambers

I. Meeting Called to Order

Attendee Name	Title	Status	Arrived
George Harper	District 3 - Chairman	Present	
Lisa Mitchum	District 1 - Vice-Chairman	Present	
Royce Williams	District 2	Present	
Craig Jackson	District 4	Present	
Delia Crouch	District 5	Present	

II. Approval of Minutes

1. Board of Zoning Appeals - Public Hearing - Nov 15, 2022 6:00 PM

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Delia Crouch, District 5
SECONDER:	Craig Jackson, District 4
AYES:	Harper, Mitchum, Williams, Jackson, Crouch

III. Public Hearing

A. Petitions

1. VAR # 22-65 - Robert Norris - Barn Setback Variance
Tax I.D. 079-2215-003
Commission District Commissioner McKenzie

The subject property is located at 80 Allen Spur Road. The site has a total area of 10.08± acres, zoned RC (Rural Conservation).

In the future, Mr. Norris plans to build a primary residence on the subject site. At this time, the applicant is submitting a request to construct a 40' x 40' pole barn. The pole barn will be utilized as personal storage for a tractor and other property maintenance items.

The proposed pole barn will be situated 58-ft from the southern (front) property line. This location will avoid interference of an existing septic tank/drainfield lines, which will serve the future home. The pole barn exceeds the required 100-ft setback from the side and rear property lines.

The Community Development Department submits the following Factors for Consideration in reviewing the Variance Request:

1. Based on staff comments and recommended conditions, the proposed use should not have impact on public facilities or on the surrounding area.
2. Letters of support have been obtained by several adjoining property owners.

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

1. The barn setback reduction shall not exceed 45-ft from the southern (front) property line along Allen Spur Road.
2. The pole barn shall meet the required 100-ft setback from the northern, eastern, and western property lines.
3. The applicant shall meet all the requirements of the Building Division and Environmental Health Department.

There were no questions from the Board or Staff.

The applicant did not wish to speak.

The Chairman called for anyone who wished to speak in favor/opposition of this request. There were none.

Letters of support were provided by the following citizens:

Alicia Ann Dye, 87 Allen Spur, Grantville, Ga. 30220

Emma Freeman, 755 Allen Rd, Grantville, Ga. 30220

On motion of Board member Williams, seconded by Board member Jackson, passing unanimously, the Board voted to close the Public Hearing regarding VARIANCE-22-000065.

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	Royce Williams, District 2
SECONDER:	Craig Jackson, District 4
AYES:	Harper, Mitchum, Williams, Jackson, Crouch

VAR # 22-65 - Robert Norris - Barn Setback Variance

Tax I.D. 079-2215-003

Commission District Commissioner McKenzie

On motion of Board member Crouch, seconded by Board member Williams, passing unanimously, the Board voted to recommend that the Board of Commissioners grant the request of VARIANCE-22-000065, subject to the following conditions:

1. The barn setback reduction shall not exceed 45-ft from the southern (front) property line along Allen Spur Road.
2. The pole barn shall meet the required 100-ft setback from the northern, eastern, and western property lines.
3. The applicant shall meet all the requirements of the Building Division and Environmental Health Department.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	1/5/2023 6:00 PM	
MOVER:	Delia Crouch, District 5	
SECONDER:	Royce Williams, District 2	
AYES:	Harper, Mitchum, Williams, Jackson, Crouch	

2. VAR # 22-64 - Carey Jackson - Road Frontage Variance

Tax I.D. 049-2018-033

Commission District Commissioner McKenzie

Board member Craig Jackson recused himself from this discussion.

The subject property is on a cul-de-sac lot, located at 60 Fox Hollow Run within the Fox Hollow development. The site currently has a total area of 10.47± acres with an established single-family dwelling, zoned RC (Rural Conservation).

The applicant is proposing to separate the tract into two (2) individual

parcels. "Parcel A" will convert into a 3.0± acre tract which includes the established residence. "Parcel B" will become a 7.47± acre tract for future development by the applicant.

The existing parcel has approximately 83-ft of road frontage along Fox Hollow Run. Under the current regulations, 220-ft is required. The applicant is requesting a road frontage reduction of 137-ft to provide driveway access to each parcel.

The Community Development Department submits the following Factors for Consideration in reviewing the Variance Request:

1. Based on staff comments, the proposed use should not have impact on public facilities or on the surrounding area.

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

1. The road frontage reduction shall be limited to 137-ft to Parcel along Fox Hollow Run.

There were no questions from the Board for Staff.

Applicant: Carey Jackson, 60 Fox Hollow Run, Newnan, Ga. 30263

Craig Jackson, 58 Fox Hollow Run, Newnan, Ga. 30263

The trees on the property were vastly affected by the tornado and in order to obtain a little more privacy from the view of neighboring houses I would like to construct a new house at the rear of the newly created lot. Would like to thank Ms. Eschman for all of her help with this variance process.

The Chairman called for anyone who wished to speak in favor/opposition of this request. There were none.

Letters of support were provided by the following citizens:

Kyle & Heidi Jackson, 329 Victoria Ln., Newnan, Ga. 30263

Stanley & Connie Gentry, 339 Victoria Ln., Newnan, Ga. 30263

Lamar Dyar, 62 Fox Hollow Run, Newnan, Ga. 30263

Walter & Donna Bellisle, 57 Fox Hollow Run, Newnan, Ga. 30263

Jonathan Crutchfield & Carrie Marie McCray, 18 Fox Hollow Run, Newnan, Ga. 30263

Adam & Kelly Oriani, 34 Fox Hollow Run, Newnan, Ga. 30263

Emory & Jennifer Palmer, 52 Fox Hollow Run, Newnan, Ga. 30263

Greg & Cindy Thompson, 54 Fox Hollow Run, Newnan, Ga. 30263

Bill Dancy, 56 Fox Hollow Run, Newnan, Ga. 30263

Craig & Alice Jackson, 58 Fox Hollow Run, Newnan, Ga. 30263

Coleen Phillips/Holbrook Fallow, LLC, 1375 Oakley Ind. Blvd., Fairburn, Ga. 30213

Chris Hobbs, 1418 Smokey Rd., Newnan, Ga. 30263

On motion of Board member Williams, seconded by Board member Crouch, passing unanimously, the Board voted to close the Public Hearing regarding VARIANCE-22-000064.

RESULT: PUBLIC HEARING CLOSED [4 TO 0]
MOVER: Royce Williams, District 2
SECONDER: Delia Crouch, District 5
AYES: George Harper, Lisa Mitchum, Royce Williams, Delia Crouch
RECUSED: Craig Jackson

VAR # 22-64 - Carey Jackson - Road Frontage Variance

Tax I.D. 049-2018-033

Commission District Commissioner McKenzie

On motion of Board member Mitchum, seconded by Board member Crouch, passing unanimously, with Board member Jackson recused from voting, the Board voted to recommend that the Board of Commissioners grant the request of VARIANCE-22-000064, subject to the following conditions:

1. The road frontage reduction shall be limited to 137-ft to Parcel along Fox Hollow Run

RESULT: RECOMMEND APPROVAL [4 TO 0] **Next: 1/5/2023 6:00 PM**
MOVER: Lisa Mitchum, District 1 - Vice-Chairman
SECONDER: Delia Crouch, District 5
AYES: George Harper, Lisa Mitchum, Royce Williams, Delia Crouch
RECUSED: Craig Jackson

3. VAR 22-000023 Coweta Pine Road Ventures, LLC - Buffer Variance

Tax I.D. 076A 047

Commission District Commissioner McKenzie

The applicant, Coweta Pine Road Ventures, LLC, is proposing an unmanned tractor trailer storage facility at the 12-acre parcel. Subject parcel is located between Pine Rd to the northeast and the railroad to the southwest with the Coweta County Fairgrounds and Conference Center across the railroad. The applicant went thru the Development of Regional Impact (DRI #3662) as required by the Georgia Regional Transportation Authority.

The subject property is zoned M-Industrial and was zoned under original zoning from 1969. The property is within the Quality Development Corridor Overlay District. The proposed trailer parking is proposing 288 spaces with dimensions of 12-ft by 55-ft with two access points. The applicant is not proposing any structures on the site, only stormwater management, erosion control and landscaping. The site will be accessed via two proposed one-way connections to Pine Road.

The applicant notes that due to the "long and shallow lot", the 100-ft buffer would "limit the site's developability significantly". There are no mitigative measures proposed as the applicant notes the RC Zoning of the railroad is not a typical residential land use.

The Community Development Department submits the following Factors:

1. A 100-ft buffer reduction would open this property up to control by the railroad of the railroad tracks. Clearing of the right-of-way would open the site up for visibility from the adjoining Coweta Complex.
2. While a buffer reduction of 100-ft has been sought by the applicant for the southern property line, a 25-ft buffer along with the railroad would provide screening from the Coweta County Fairgrounds & Conference

Center Complex.

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

1. The buffer reduction shall be limited such that a 25-ft buffer along the southwestern property line/railroad tracks is maintained.
2. A buffer evaluation will be required at the time of permitting to determine if the existing vegetation within the 25-ft buffer will provide an adequate visual screen for the property across the railroad tracks from the development. Additional buffer plantings may be required if the existing vegetation does not provide an adequate visual screen.
3. Property owner shall be required to maintain the buffer plantings to the satisfaction of the County in perpetuity.
4. The proposed northern driveway shall be restricted to an entrance only and gated with controlled access.
5. The proposed southern driveway shall be restricted to an exit only and gated with controlled access.
6. The proposed southern driveway shall be spaced a minimum of 200' from the existing northern driveway located on property to the south (parcel 076 2072 007).
7. Construct a northbound left turn lane along Pine Road prior to the northern driveway with a taper length of 100 feet and a minimum storage length of 235 feet.
8. Construct a southbound right turn lane along Pine Road into the northern driveway with a taper length of 100 feet and a minimum storage length of 175 feet.
9. While not all of this property surface drains towards the proposed stormwater management pond is proposed, additional engineering will be required to meet Chapter 30 Article IV including balancing pre-developed and post-developed drainage basin areas and providing runoff reduction located outside the bottom of the detention pond. To be consistent with other developments, gravel surfacing would be considered impervious due to the nature of the use. Curb and gutter will be required to control the surface runoff.
10. Developer's engineer will be asked to provide a capacity analysis for the existing down gradient stormwater system which the County maintains.

Questions for Staff:

Mr. Williams: Where is Corinth Road? Where will these trucks be entering the site?

Ms. White: Corinth Rd. is on the other end; access will be from US 29 at Pine Rd. at the new reconfigured intersection with Oaklawn Church and some houses across the street from this site.

Mr. Williams: and those 300 trailers will have 300 tractors as well?

Ms. White: Yes, they could.

Mr. Williams: Pine Rd. is a small road.

Ms. White: Trucks will enter only at one point and exit only at another point.

Ms. Mitchum: So they will drop trailers or tractors and leave?

Ms. White: With the regulations for driving times I think the applicant proposes this as a place for overnight and for those that can't park trucks or trailers in the subdivisions or streets where they live.

Applicant Representative: Richard Ferry, 218 Duck Dr. Senoia, Ga. 30276
Truck parking is important and is now showing up in unregulated areas. With the amount of distribution going on in our area, truck parking is extremely important. Without this variance the site will lose 1/3 to 1/4 of usable spaces. A previous variance for a similar situation was not required to provide a buffer. We do not understand the requirement for the right turn lane with the configuration of the entrance and exits for the lot and the approach of traffic. My request is for this variance to be approved and to do the analysis on the turn lanes as the engineer requests.

Mr. Williams: Is this site going to be for staging trailers for the distribution warehouses? I'm hearing overnight parking - is there no drop and hook?

Mr. Ferry: We did not contemplate the staging aspect and it may be used in that respect, but there is the availability for drop and hook as well as overnight parking.

Mr. Harper reminded the applicant and Board that we were not here for traffic or other discussion on this issue, we are strictly concerned with the application request of the buffer variance.

The Chairman called for anyone who wished to speak in favor/opposition of this request. There were none.

On motion of Board member Crouch, seconded by Board member Jackson, passing unanimously, the Board voted to close the Public Hearing regarding VARIANCE-22-000023.

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]

MOVER: Delia Crouch, District 5

SECONDER: Craig Jackson, District 4

AYES: Harper, Mitchum, Williams, Jackson, Crouch

VAR 22-000023 Coweta Pine Road Ventures, LLC - Buffer Variance

Tax I.D. 076A 047

Commission District Commissioner McKenzie

Mr. Jackson: Our County is growing in this area and this will be needed in other areas as well.

Mr. Harper: Since the engineer determined that a reduction in spaces has already been identified with no buffer reduction, there should be room to incorporate the 25-foot buffer. With the site being directly across from the Fairgrounds and Conference Center

Ms. White: Spaces identified on the plans submitted measure 12 ft. by 55 ft. if that helps.

Mr. Williams: Pine Rd. is a county road and there is no GDOT funding so improvements will be paid with taxpayer dollars.

On motion of Board member Crouch seconded by Board member Mitchum, with Board member Williams voting in opposition, the Board voted to recommend that the Board of Commissioners grant the request of VARIANCE-22-000023, subject to the following conditions:

1. The buffer reduction shall be limited such that a 25-ft buffer along the southwestern property line/railroad tracks is maintained.
2. A buffer evaluation will be required at the time of permitting to determine if the existing vegetation within the 25-ft buffer will provide an adequate visual screen for the property across the railroad tracks from the development. Additional buffer plantings may be required if the existing vegetation does not provide an adequate visual screen.

3. Property owner shall be required to maintain the buffer plantings to the satisfaction of the County in perpetuity.
4. The proposed northern driveway shall be restricted to an entrance only and gated with controlled access.
5. The proposed southern driveway shall be restricted to an exit only and gated with controlled access.
6. The proposed southern driveway shall be spaced a minimum of 200' from the existing northern driveway located on property to the south (parcel 076 2072 007).
7. Construct a northbound left turn lane along Pine Road prior to the northern driveway with a taper length of 100 feet and a minimum storage length of 235 feet.
8. Construct a southbound right turn lane along Pine Road into the northern driveway with a taper length of 100 feet and a minimum storage length of 175 feet.
9. While not all of this property surface drains towards the proposed stormwater management pond is proposed, additional engineering will be required to meet Chapter 30 Article IV including balancing pre-developed and post-developed drainage basin areas and providing runoff reduction located outside the bottom of the detention pond. To be consistent with other developments, gravel surfacing would be considered impervious due to the nature of the use. Curb and gutter will be required to control the surface runoff.
10. Developer's engineer will be asked to provide a capacity analysis for the existing down gradient stormwater system which the County maintains

RESULT:	RECOMMEND APPROVAL [4 TO 1]	Next: 1/5/2023
	6:00 PM	
MOVER:	Delia Crouch, District 5	
SECONDER:	Lisa Mitchum, District 1 - Vice-Chairman	
AYES:	George Harper, Lisa Mitchum, Craig Jackson, Delia Crouch	
NAYS:	Royce Williams	

4. VAR 22-000067 Rosemont, Daniel and Tracy - Front Setback Variance

Tax I.D. 152 1171 003

Commission District Commissioner Poole

The subject property is the combination of two parcels, for a total of 1.12 acres located at the southern intersection of Al Roberts and E. Rocky Mount Rd, Senoia. The Rosemont's are combining the two parcels to build a two-story custom home in the community. Parcel 152 1171 003 had a single-family modular structure on the property. A Demolition Permit was obtained to remove that unit so the applicants could move forward with their home.

The site is unique with the triangular parcel design, limited acreage (1.12 acres) and double frontages on Al Roberts & E Rocky Mount Roads. To meet the needs for their dream home, a 52-ft front setback reduction on Al Roberts and a 41-ft front setback reduction on E Rocky Mount Rd will be required.

The Community Development Department submits the following Factors:

1. There would be no impact on public infrastructure.

2. The County's change in setback requirements in 2007 limits the placement of a home.
3. The property is also affected with double frontage of two roads.
4. The property design and acreage also creates limiting factors to build a custom home.

Should the Board of Zoning Appeals recommend approval for the request, the Community Development Department is recommending that the applicant meet the following conditions:

1. The front yard setback on Al Roberts shall not exceed the requested 52-ft reduction.
2. The front yard setback on E Rocky Mount shall not exceed the requested 41-ft reduction.

There were no questions from the Board for Staff.

Applicant Representative: Gene King, 2433 Sullivan Mill Rd. Senoia, Ga. 30276

I had purchased the lot and demolished the existing mobile home and was in the process of due diligence for requirements for building on this lot. The Rosemonts saw the lot and fell in love and purchased it, sold their house and rented a dwelling in Coweta in anticipation of beginning construction. Then the process revealed that the replacement home would need to be about 1,500 SF to match the size of the demolished mobile home. The 3,400 SF house they wish to build will not fit within the lot setbacks, so the variance is required to enable them to build their dream home.

The Chairman called for anyone who wished to speak in favor/opposition of this request. There were none.

On motion of Board member Williams, seconded by Board member Crouch, passing unanimously, the Board voted to close the Public Hearing regarding VARIANCE-22-000067.

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	Royce Williams, District 2
SECONDER:	Delia Crouch, District 5
AYES:	Harper, Mitchum, Williams, Jackson, Crouch

VAR 22-000067 Rosemont, Daniel and Tracy - Front Setback Variance

Tax I.D. 152 1171 003

Commission District Commissioner Poole

On motion of Board member Williams seconded by Board member Crouch, passing unanimously, the Board voted to recommend that the Board of Commissioners grant the request of VARIANCE-22-000067, subject to the following conditions:

1. The front yard setback on Al Roberts shall not exceed the requested 52-ft reduction.
2. The front yard setback on E Rocky Mount shall not exceed the requested 41-ft reduction.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	1/5/2023 6:00 PM	
MOVER:	Delia Crouch, District 5	
SECONDER:	Royce Williams, District 2	
AYES:	Harper, Mitchum, Williams, Jackson, Crouch	

5. VAR 22-000066 - Celebration Village - Materials and Roof Variances

Tax I.D. 145 6134 002

Commission District Commissioner Reidelbach

The subject property was a combination of six parcels brought in for rezoning under petition #018-14 by Landsdown, LLC, a company represented by Dan Zavada. In 2014, the requested use was the RRCC (Residential Retirement Community & Care District. At the time, it included 68±acres and the proposal was for 137±single family homes, a clubhouse and other recreational offerings. After much discussion, it was approved with 14 conditions including an access to SR 34 being incorporated with the design and a maximum lot count of seventy (70). This would support the project that had only one access point on Fischer and an emergency access point via an easement onto Willow Lake in the Shoal Creek Forest Subdivision. It also reduced the lots which would bring traffic onto Fischer, a concern among the many neighborhoods represented.

In 2019, Celebration Village, represented by Armand Vari, became interested in developing the property on behalf of Active Senior Concepts. With that, he asked to amend conditions increasing the lot count while including independent living apartments and concierge, assisted living/memory care, personal care homes, attached home-cottages and attached home-bungalows. The applicant was not successful in the amendments that he was seeking with a denial issued on November 19, 2019.

Following this request, the applicant amended the proposed plan and submitted a Conditional Use Permit ZA 014-20 for an Assisted Living/Memory Care Facility with conditions. At the time of the submittal, the applicant submitted proffered renderings in which the Board of Commissioners incorporated as Condition #14 which reads as follows:

#14 A detailed architectural package shall be submitted based upon the proffered renderings. However, it shall meet all requirements of the Development Ordinance unless a variance is granted through the normal review process.

While the property with multiple parcels were combined into one parcel, the applicant is now separating the project into three parcels for financial reasons. The applicant, Armand Vari and his partners, are now looking at the project as costs have increase in materials as well as interest rate issues and are looking for relief. Having met with staff, we shared similar projects in the area as well as advising that financial issues could not be included as a request. There has been confusion in the filing because the structure submitted in the original approved CUP does not share any design concepts with the "proposal" submitted with this variance. There is also the contention of the 80% QDCD vs the 75% with the multi-family. While most QDCD multi-story buildings are being conditioned to 80%, this request fluctuates between the two. There was much discussion as to the quality design and quality corridor with the previous board actions.

With that, they have filed a variance with renderings requesting the following reductions as a multi-family structure from 75% Class "A" material:

Independent Villas**Difference %**

Outfacing Site Façade (E) 15	60% Class "A" Material	40% Class "B"
Outfacing Front Façade(N) 3	72% Class "A" Material	26% Class "B"
Interior Facing Façade(W) 20	55% Class "A" Material	45% Class "B"
Interior Courtyard Façade (S) 9	66% Class "A" Material	34% Class "B"

Concierge Building

Outfacing Façade(E) 9	66% Class "A" Material	34% Class "B"
Outfacing Façade(N) 10	65% "	35% "
Club Facing (West) 9	66% "	34% "
Club Facing (South) 10	65% "	35% "

Assisted Living/Memory Care

Outfacing Façade(S) 8	67% Class "A" Material	33% Class "B"
Outfacing Façade(E) 9	66% "	34% "
Outfacing Façade(N) 8	67% "	33% "
Club Facing Façade 20	55% "	45% "

Amenity Club

Courtyard (West) 3	72% Class "A" Material	28% Class "B"
S Entry Façade 11	68% "	32% "
N Entry Façade 12	63% "	37% "
ALMC Facing (East) 6	69% "	31% "

The applicant notes that they are requesting a flat roof. This would indeed be a difference between Condition #14 as a design not reflective of the plans proffered at the various Public Hearings of Rezoning & Conditional Use. Staff believes that the design was important to the Commission as they incorporated the proffered structures into a Condition for the project. A flat roof can be included on developments if a parapet is included with the design such that it cannot be viewed from the public right-of-way.

Board question for Staff - what percentage can be done by Administrative Variance?

Staff can grant an administrative variance up to 15% but typically would not take a Board imposed condition such as this one back to Administrative for a decision.

Applicant: Armand Vari, 8200 Roberts Dr. Atlanta, Ga.30327 & Mark Winchell
ASC Group - Director of Construction

The flat roof will provide a more residential look. This project represents a \$150M investment in this County.

The Chairman called for anyone who wished to speak in favor/opposition of this request. There were none.

On motion of Board member Jackson, seconded by Board member Crouch, passing unanimously, the Board voted to close the Public Hearing regarding VARIANCE-22-000066.

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	Craig Jackson, District 4
SECONDER:	Delia Crouch, District 5
AYES:	Harper, Mitchum, Williams, Jackson, Crouch

VAR 22-000066 - Celebration Village - Materials and Roof Variances

Tax I.D. 145 6134 002

Commission District Commissioner Reidelbach

On motion of Board member Crouch, seconded by Board member Mitchum, passing unanimously, the Board voted to recommend that the Board of Commissioners grant the request of VARIANCE-22-000066, subject to the following conditions:

See the *Class A Material % Breakdown* chart provided in applicant's presentation.

Building	Elevation	Required Class A %	Required Class A % with 15% Reduction	Proposed	Variance from 75%	Variance from 63.75%
IL	East	75%	63.75%	64.00%	-11.00%	0.25%
	North	75%	63.75%	72.00%	-3.00%	8.25%
	West	75%	63.75%	64.00%	-11.00%	0.25%
	South	75%	63.75%	66.00%	-9.00%	2.25%
CL	East	75%	63.75%	66.00%	-9.00%	2.25%
	North	75%	63.75%	65.00%	-10.00%	1.25%
	West	75%	63.75%	66.00%	-9.00%	2.25%
	South	75%	63.75%	65.00%	-10.00%	1.25%
ALMC	East	75%	63.75%	67.00%	-8.00%	3.25%
	North	75%	63.75%	67.00%	-8.00%	3.25%
	West	75%	63.75%	67.00%	-8.00%	3.25%
	South	75%	63.75%	64.00%	-11.00%	0.25%
Amenity	East	75%	63.75%	72.00%	-3.00%	8.25%
	North	75%	63.75%	68.00%	-7.00%	4.25%
	West	75%	63.75%	64.00%	-11.00%	0.25%
	South	75%	63.75%	69.00%	-6.00%	5.25%

AVERAGE CLASS A %	66.63%
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Areas not currently shown at 64% minimum, but would be revised

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	1/5/2023 6:00 PM	
MOVER:	Delia Crouch, District 5	
SECONDER:	Lisa Mitchum, District 1 - Vice-Chairman	
AYES:	Harper, Mitchum, Williams, Jackson, Crouch	

IV. Additional Business

A. Next Potential BOZA Mtg - January 26, 2023

V. Adjournment

1. Adjourn