



Board of Zoning Appeals

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Public Hearing

Minutes

Lisa Eschman
770.254.2635

April 24, 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	Present
Mike Yeager	District 2	Present
Russell Berry	District 3	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
Rebekah Graham	Community Development Clerk	Present
Madonna Overton	Community Development Clerk	Present

The Coweta County Board of Zoning Appeals conducted a Public Hearing on Thursday, April 24, 2025.

Chairperson Mitchum called the meeting to order at 6:00 p.m.

Chairperson Mitchum explained that the rules governing the meeting could be located on the County's website and on the table in the lobby outside the meeting room.

Approval of Minutes

1. Request Approval of the Minutes from the Public Hearing Held on February 27, 2025

Motion to: Approve

The Board voted to approve the minutes from the Public Hearing held on Thursday, February 27, 2025.

RESULT: Passed (UNANIMOUS)

MOVER: Mike Yeager

SECONDER: Russell Berry

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

2. Request Approval of Minutes from the Public Hearing Held on March 27, 2025

Motion to: Approve

The Board voted to approve the minutes from the Public Hearing held on Thursday, March 27, 2025.

RESULT: Passed (UNANIMOUS)

MOVER: Russell Berry

SECONDER: Dee Crouch

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

Petitions

3. Public Hearing Regarding Petition # VAR 25-05 Filed by Pentecostal Church of God Requesting a Front Yard Setback Variance for Property Located at 457 Ishman Ballard Road, Newnan - District 2

Zoning Manager Lisa Eschman presented Petition # VAR 25-05 filed by Pentecostal Church of God requesting a front yard setback variance for property located at 457 Ishman Ballard Road, Newnan (Parcel # 049-5002-003A). She explained that the subject property consists of 3.74± acres, zoned *RC (Rural Conservation) w/Conditional Use Permit*. The subject site includes a sanctuary and a classroom building, both constructed in the early 1970s. At the time, the required front building setback along Ishman Ballard Road was 75-feet from the right-of-way. In 2007, the Board of Commissioners amended the ordinance for roadways classified as arterials, increasing the front setback requirement to 135-feet from the centerline of the right-of-way. This updated regulation applies to any new structures along Ishman Ballard Road. The applicant proposes to construct 5-feet by 18-feet porticos on the front of both the sanctuary and classroom buildings. These additions will extend beyond the original building footprints and encroach onto the current 135-foot front setback requirement. In order to proceed, a variance is requested to reduce the front setback by 60 feet (from 135 feet to 75 feet) from the centerline of Ishman Ballard Road. It is important to note that the proposed porticos will not extend beyond the original 75-foot setback that was in place at the time of the buildings' initial construction.

Mrs. Eschman highlighted the following factor for consideration in reviewing the variance request:

1. The covered porticos will be attached to the existing sanctuary and classroom buildings and won't extend further than the original church building, which was legally constructed in compliance with the 75-foot setback along Ishman Ballard Road.

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

1. The covered porticos shall not exceed the requested 75-foot front building setback from the centerline of Ishman Ballard Road.

There were no questions from the Board for staff.

Chairperson Mitchum asked if the applicant was present.

Mr. George Harper, Paramount Engineering, 11 East Broad Street, Newnan, explained that the proposed variance will allow for upgrading the two existing buildings, built in the 1970s, with porticos while construction of the New Life Center is currently underway.

Chairperson Mitchum called for any comments in support of or in opposition to the proposed variance request. There were none.

Motion to: Close Public Hearing

The Board voted to close the Public Hearing regarding Petition # VAR 25-05 filed by Pentecostal Church of God requesting a front yard setback variance for property located at 457 Ishman Ballard Road, Newnan (Parcel # 049-5002-003A).

RESULT: (UNANIMOUS)

MOVER: Dee Crouch

SECONDER: Russell Berry

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

Motion to: Recommend Approval

The Board voted to recommend approval of Petition # VAR 25-05 filed by Pentecostal Church of God requesting a front setback variance for property located at 457 Ishman

Ballard Road, Newnan (Parcel # 049-5002-003A), subject to the following condition:

1. The covered porticos shall not exceed the requested 75-foot front building setback from the centerline of Ishman Ballard Road.

RESULT: (UNANIMOUS)

MOVER: Dee Crouch

SECONDER: Mike Yeager

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

4. **Public Hearing Regarding Petition # VAR 25-06 Filed by Guillermo Alvarez Requesting an Easement Variance for Property Located off Gordon Road, Senoia - District 1**

Zoning Associate Nicole Blackwell presented Petition # VAR 25-06 filed by Guillermo Alvarez requesting an easement variance for property located off Gordon Road, Senoia (Parcel # 139-1108-051). She explained that the subject property consists of 3.09± acres, zoned *Rural Conservation (RC)*. The applicant is requesting a 10-foot easement reduction from the required 30-feet under *Article 24, Section 246.2.3*, which addresses standards for private ingress/egress/utility easements. The current owner, TLUVS2DIVE, LLC, received a Consent Order from the Coweta County Superior Court on July 26, 2024, which granted a 20-foot Access and Utility Easement across Parcel # 139-1108-014A. Prior to the Consent Order, there was no access to the subject property. According to the applicant, this variance will allow him to build a home for himself and his family on the subject property.

Mrs. Blackwell highlighted the following factors for consideration in reviewing the variance request:

1. The July 26, 2024, Consent Order granted a 20-foot Access and Utility Easement.
2. A single-family home will not be permitted if the variance for the Access and Utility Easement is not granted.

Should the Board of Zoning Appeals recommend that the Board of Commissioners approve the request, the Community Development Department is submitting the following condition for consideration:

1. The Access and Utility Easement shall be 20-feet. It shall be the applicant's responsibility to construct the required access driveway and utilities within the 20-foot easement without impacts to the property outside the easement unless an agreement can be made with the property owner.

There were no questions from the Board for staff.

Chairperson Mitchum asked if the applicant was present.

Ms. Tracy Smart, applicant representative, 8470 Heard Road, Palmetto, explained that alternative easement options have been attempted and deemed unacceptable because of the location in proximity to the stop sign located on Johnson Road. She acknowledged that a Consent Order was granted by the Coweta County Superior Court for a 20-foot Access and Utility Easement, and explained that the proposed variance has been determined to be the shortest, most direct and acceptable option.

Chairperson Mitchum called for any comments in support of the proposed variance request.

Mr. Guillermo Alvarez, applicant, Hwy 54, Fayetteville, submitted an audience participation form in support.

Ms. Jerebai Tovar, co-applicant, Hwy 54, Fayetteville, submitted an audience participation form in support.

Chairperson Mitchum called for any comments in opposition to the proposed variance. There were none.

Motion to: Close Public Hearing

The Board voted to close the Public Hearing regarding Petition # VAR 25-06 filed by Guillermo Alvarez requesting an easement variance for property located off Gordon Road, Senoia (Parcel # 139-1108-051).

RESULT: (UNANIMOUS)

MOVER: Billy Cranford

SECONDER: Dee Crouch

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

Motion to: Recommend Approval

The Board voted to recommend approval of Petition # VAR 25-06 filed by Guillermo Alvarez requesting an easement variance for property located off Gordon Road, Senoia (Parcel # 139-1108-051), subject to the following condition:

1. The Access and Utility Easement shall be 20-feet. It shall be the applicant's responsibility to construct the required access driveway and utilities within the 20-foot easement without impacts to the property outside the easement unless an agreement can be made with the property owner.

RESULT: (UNANIMOUS)

MOVER: Billy Cranford

SECONDER: Russell Berry

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

5. **Public Hearing Regarding Petition # VAR 25-07 Filed by Hunter and Sara Holladay Requesting a Front Yard Setback Variance for Property Located at 1099 Gary Summers Road, Senoia - District 1**

Zoning Associate Blackwell presented Petition # VAR 25-07 filed by Hunter and Sara Holladay requesting a front yard setback variance for property located at 1099 Gary Summers Road, Senoia (Parcel # 155-1226-033). She explained that the subject property consists of 2.0± acres, is zoned *RC (Rural Conservation)*, and the applicants received this Homestead Lot from a family member in 2023. The applicants are requesting a 15-foot front yard setback reduction from the required 100-feet under *Article 23 – Dimensional Requirements: Front Yard Setback*. This request is a result of a manufactured home being placed within the required setback. A Certificate of Completion will not be issued for the home until the setback issue is resolved.

Mrs. Blackwell highlighted the following factors for consideration in reviewing the variance request:

1. Consideration should be given to nearby property owners.
2. Based on staff comments, the proposed request should not impact public facilities or the surrounding area.

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

1. The front building setback for the manufactured home shall be 85-feet along the northern section of the property line outside the right-of-way located off Gary Summers Road, as shown in the survey submitted with the variance application. This reduced setback applies only to the placement of the manufactured home. All other structures must comply with the required 100- foot setback from the right-of-way.
2. The applicant shall meet all the requirements of the Coweta County Building Department.

There were no questions from the Board for staff.

Chairperson Mitchum asked if the applicant was present.

Ms. Sara Holladay, 1421 Standing Rock Road, Senoia, explained that she believed the placement of the home was in compliance with local regulations concerning the distance

from the right-of-way.

Mr. Chad Honea, 1223 Valleywood Road, Oxford, Al, explained that he also thought the home was in compliance with right-of-way distance requirements. He is in support of the proposed variation because of the potential additional costs for the homeowners.

Chairperson Mitchum called for any comments in support of the variance request.

Mr. Hunter Holladay, 1421 Standing Rock Road, Senoia, explained that the proposed variance is necessary because of the impact on his family and work life.

Ms. Sue Bennett, 1527 Standing Rock Road, Senoia, explained that she supports the proposed variance. She gifted the lot to her grandson in 2023. She is ready to see he and his family move into the home.

The following individuals submitted audience participation forms in support of the proposed variance.

Mr. Billy Brewer Jr, 1201 Gary Summers Road, Senoia

Mr. David Hall, 1049 Gary Summers Road, Senoia

Mr. Timothy and Ms. Lisa Narron, 1202 Gary Summers Road, Senoia

In addition to the audience participation forms, Community Development received a petition with eleven (11) signatures in support of the proposed variance.

Chairperson Mitchum called for any comments in opposition to the variance request. There were none.

Motion to: Close Public Hearing

The Board voted to close the Public Hearing regarding Petition # VAR 25-07 filed by Hunter and Sara Holladay requesting a variance request for property located at 1089 Gary Summers Road, Senoia (Parcel # 155-1226-033).

RESULT: (UNANIMOUS)

MOVER: Billy Cranford

SECONDER: Russell Berry

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

Motion to: Recommend Approval

The Board voted to recommend approval of Petition # VAR 25-007 filed by Hunter and Sara Holladay requesting a front setback reduction variance for property located at 1089 Gary Summers Road, Senoia (Parcel # 155-1226-033), subject to the following conditions:

1. The front building setback for the manufactured home shall be 85-feet along the northern section of the property line outside the right-of-way located off Gary Summers Road, as shown on the survey submitted with the variance application. This reduced setback applies only to the placement of the manufactured home. All other structures must comply with the required 100- foot setback from the right-of-way.
2. The applicant shall meet all the requirements of the Coweta County Building Department.

RESULT: (UNANIMOUS)

MOVER: Billy Cranford

SECONDER: Mike Yeager

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

Additional Business

Zoning Manager Eschman explained that the next Coweta County Board of Zoning Appeals meeting scheduled for Thursday, May 22, 2025, has been canceled because of a lack of cases; therefore, the next Coweta County Board of Zoning Appeals meeting will be held on Thursday, June 26, 2025 at 6:00 p.m.

Adjournment

Motion to: Adjourn

The Board voted to adjourn the meeting.

RESULT: (UNANIMOUS)

MOVER: Billy Cranford

SECONDER: Mike Yeager

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