



Board of Zoning Appeals

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Public Hearing

Minutes

Lisa Eschman
770.254.2635

June 26, 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 - Chairperson	Present
Billy Cranford	District 4 - Vice Chairperson	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
Madonna Overton	Community Development Clerk	Present
Shannon Zerangue	County Clerk	Present

The Coweta County Board of Zoning Appeals conducted a Public Hearing on Thursday, June 26, 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.

Chairperson Mitchum explained that the Board of Zoning Appeals serves as a recommending board to the Coweta County Board of Commissioners. She informed everyone that the Board of Commissioners will consider all of tonight's cases for a final decision on July 15, 2025.

Approval of Minutes

1. Request Approval of the Minutes from the Public Hearing Held on April 24, 2025

Motion to: Approve

The Board voted to approve the minutes from the Public Hearing held on Thursday, April 24, 2025.

RESULT: (UNANIMOUS)

MOVER: Billy Cranford

SECONDER: Mike Yeager

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

Petitions

2. Public Hearing Regarding Petition # VAR 25-10 Filed by Barbara Spivey Requesting a Rear Yard Setback Variance for Property Located at 135 Green Leaf Pass, Sharpsburg - District 1

Zoning Manager Lisa Eschman presented Petition # VAR 25-10 filed by Barbara Spivey requesting a rear yard setback variance for the property located at 135 Green Leaf Pass, Sharpsburg (Parcel # 122-6068-012). She explained that the subject property is Lot 213 in Phase 2B of the Timberbrook Development and is zoned *RRCC (Residential Retirement and Community Care)* district. The *RRCC* zoning district requires 8,500-square-foot lots which provide up to 12 units per acre versus the typical single-family residential lot ranging from 1.0 to 5± acres. The smaller lot size limits the ability for any yard design changes. The applicant is requesting a variance to reduce the required 40-foot rear yard building setback by 13-feet to allow construction of a covered roof over an existing patio. The proposed roof structure will extend 13-feet from the rear of the existing residence, resulting in a setback of 27-feet from the rear property line. According to the applicant, the covered patio is intended to provide relief from direct sunlight and enhance the usability of the backyard area.

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

1. The *Residential Retirement Community and Care (RRCC)* development is characterized by small lot sizes, which significantly limit opportunities for expansion once the site is developed.

Ms. Eschman explained that should the Board of Zoning Appeals recommend approval of the request, the Community Development Department submits the following conditions for consideration:

1. The roof covering the existing patio shall not extend beyond 27-feet from the rear property line.
2. The applicant shall obtain all the required building permits and inspections from the Community Development Permits and Inspections Division.

Chairperson Mitchum asked if the applicant was present.

Ms. Barbara Spivey, applicant, expressed appreciation to the Board for their consideration. She explained that she wishes to build the porch because the afternoon sun is unbearable and prevents her from enjoying her patio.

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

Board member Cranford noted that the Board has recommended approval of similar requests from other homeowners living in *RRCC* districts, and he does not have an objection to this request.

Motion to: Close the Public Hearing

The Board voted to Close the Public Hearing regarding Petition # VAR 25-10 filed by Barbara Spivey requesting a rear yard setback variance for property located at 135 Green Leaf Pass, Sharpsburg (Parcel # 122-6068-012).

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 that the Board of Commissioners approves a 13-foot (from 40-feet to 27-feet) rear yard setback reduction as requested in Petition # VAR 25-10 filed by Barbara Spivey for property located at 135 Green Leaf Pass, Sharpsburg (Parcel # 122-6068-012), subject to the following conditions:

1. The roof covering the existing patio shall not extend beyond 27-feet from the rear property line.
2. The applicant shall obtain all the required building permits and inspections from

the Community Development Permits and Inspections Division.

RESULT: (UNANIMOUS)

MOVER: Billy Cranford

SECONDER: Russell Berry

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

Chairperson Mitchum reminded the applicant that a final decision regarding this variance request would be rendered by the Board of Commissioners on July 15, 2025.

3. **Public Hearing Regarding Petition # VAR 25-03 Filed by Odyssey Charter School Requesting an Exterior Building Materials Variance for Property Located at 7 Solar Circle, Newnan - District 3**

Zoning Associate Nicole Blackwell presented Petition # VAR 25-03 filed by Odyssey Charter School requesting an exterior building material variance for property located at 7 Solar Circle, Newnan (Parcel # 097-5077-002). She explained that the subject property consists of 5.76± acres, is located in the Shenandoah Industrial Park, contains an existing building composed of stone, glass, and metal, and is currently zoned *M (Industrial)*. She further explained that in addition to this variance request, the applicant has filed Petition # REZ 25-03 requesting to rezone the subject property to *O-I (Office Institutional)* to accommodate an expansion of the school campus. The rezoning application will be considered by the Board of Commissioners at their Public Hearing scheduled for July 15, 2025. She noted that the *O-I (Office Institutional)* zoning district requires that exterior building materials consist of hard-burned clay, stone or concrete masonry, with metal permitted only as trim. Because the existing building was constructed under the *M (Industrial)* zoning district standards, which are less stringent than those required in the *O-I (Office Institutional)*, the applicant is requesting a variance associated with the exterior building materials.

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

1. Consideration should be given to nearby property owners.
2. The building is existing, and no new structures are currently proposed.
3. The Board should consider if this request is justified by a hardship.

Ms. Blackwell explained that should the Board recommend approval of this request, the Community Development Department submit the following condition for consideration:

1. Any new construction must meet the *O-I (Office Institutional)* standards of the *Coweta County Zoning and Development Ordinance*.

There were no questions from the Board for staff.

Chairperson Mitchum asked if the applicant was present.

Mr. Scot Hooper, applicant, explained that he is the Superintendent of Odyssey Charter School, which has been chartered since 1998. He further explained that they have outgrown their current facility located at 14 St. Johns Circle, Newnan (Parcel # 097-5077-006) and would like to lease the subject property which is adjacent to their current location. He noted that at some point in time, the Shenandoah Education Center, the Georgia Youth Science and Technology Center, the University of West Georgia satellite campus, and Compressed Air Products (current owner) have all been located in the building at 7 Solar Circle (subject property). The building has a long and rich history of serving as an educational center, but Odyssey Charter School is a public school, so it is governed by the Department of Education. The rezoning application is necessary for them to remain compliant with the requirements of the Department of Education.

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

Ms. Blackwell explained that for the record Charter Odyssey School submitted a petition of support containing sixty-four (64) signatures. She also clarified that the only item being considered at this meeting is the exterior building material variance, not the rezoning application. The rezoning request will be heard by the Board of Commissioners on July 15, 2025.

The following individuals addressed the Board, expressing support for the variance request, explaining that the current school facility is crowded, that middle school students need to be separated from elementary school students, that the curriculum will be able to be expanded, that clubs and activities will be able to be offered, that it will be beneficial for social, emotional, and academic growth, that an age appropriate library will be available for middle school students, that it will help prepare middle school students for high school, and that it will offer families and children another option for education.

- Mr. Wade Adams, Copeland Road, Newnan
- Mrs. Lanessia Adams, Copeland Road, Newnan

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

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding Petition # VAR 25-03 filed by Odyssey Charter School requesting an exterior building material variance for property located at 7 Solar Circle, Newnan (Parcel # 097-5077-002).

RESULT: (UNANIMOUS)

MOVER: Dee Crouch

SECONDER: Billy Cranford

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

Board member Berry explained that the existing building on the subject property is already located in an industrial park, and he feels that it would be cost-prohibitive for the school to bring the exterior of the building up to *O-I* standards. In addition, if the school were to bring the building up to *O-I* standards, it would look non-conforming for any future use by anyone other than the school.

Board member Cranford agreed with Mr. Berry and explained that he feels it would be a technicality to require the school to bring the exterior up to *O-I* standards and would create a hardship for them to do so.

Motion to: Recommend Approval

The Board voted to recommend that the Board of Commissioners approve an exterior building materials variance as requested in Petition # VAR 25-03 filed by Odyssey Charter School for property located at 7 Solar Circle, Newnan (Parcel # 097-5077-002), subject to the following condition:

1. Any new construction must meet the *O-I (Office Institutional)* standards of the *Coweta County Zoning and Development Ordinance*.

RESULT: (UNANIMOUS)

MOVER: Billy Cranford

SECONDER: Russell Berry

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

Chairperson Mitchum reminded the applicant that a final decision regarding this variance request would be rendered by the Board of Commissioners on July 15, 2025.

4. Public Hearing Regarding Petition # VAR 25-13 Filed by Blackhawk Lakes, LLC Requesting a Breezeway Variance for Property Located off Blalock Lakes Drive, Newnan - District 2

Zoning Associate Blackwell presented Petition # VAR 25-13 filed by Blackhawk Lakes, LLC requesting a breezeway variance for property located off Blalock Lakes Drive, Newnan (Parcel # 040-3044-001). She explained that the subject property consists of 1,204.98± acres, cannot be seen from the roadway, and is zoned *RC (Rural Conservation)*. The applicant is requesting a variance to allow a covered, open breezeway with a total length

of 31-feet, which exceeds the maximum allowable length of 20-feet, resulting in an 11-foot variance. The proposed breezeway will connect a principal residence and an additional structure with a foundation separation of 31-feet.

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

1. The property has been placed in a conservation easement limiting development to a predesignated pad.
2. The proposed breezeway will not be visible to the adjacent landowners due to the location on the 1,204.98± acre property.

Ms. Blackwell explained that should the Board recommend approval of this request, the Community Development Department submits the following condition for consideration:

1. The breezeway shall not exceed 31-feet.

There were no questions from the Board for staff.

Chairperson Mitchum asked if the applicant was present.

Mr. Justin Lane, applicant representative, explained that he is the general contractor for the project and expressed appreciation to the Board for their consideration. He explained that the subject property is located over one (1) mile down a gravel road on 1,000+ acres. The variance will allow greater flexibility in site planning and design. This is a large open site in the middle of a heavily wooded area and will not affect any of the surrounding neighbors.

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

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding Petition # VAR 25-13 filed by Blackhawk Lakes, LLC requesting a breezeway variance for property located off Blalock Lakes Drive, Newnan (Parcel # 040-3044-001).

RESULT: (UNANIMOUS)

MOVER: Dee Crouch

SECONDER: Billy Cranford

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

Motion to: Recommend Approval

The Board voted to recommend that the Board of Commissioners approve an 11-foot breezeway variance (from 20-feet to 31-feet) as requested in Petition # VAR 25-13 filed by Blackhawk Lakes, LLC for property located off Blalock Lakes Drive, Newnan (Parcel # 040-3044-001), subject to the following condition:

1. The breezeway shall not exceed 31-feet.

RESULT: (UNANIMOUS)

MOVER: Billy Cranford

SECONDER: Russell Berry

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

Chairperson Mitchum reminded the applicant that a final decision regarding this variance request would be rendered by the Board of Commissioners on July 15, 2025.

5. Public Hearing Regarding Petition # VAR 25-08 Filed by Coweta Pine Road Ventures, LLC Requesting a Buffer Variance for Property Located off Pine Road, Newnan - District 2

Zoning Manager Eschman explained that agenda items # 5, # 6, # 7 are all associated with variance requests for the same parcel located off Pine Road, Newnan (Parcel # 076A-047). Each item is related to a separate variance request, and she will present them separately to the Board for consideration.

Ms. Eschman presented Petition # VAR 25-08 filed by Coweta Pine Road Ventures, LLC requesting a buffer variance for property located off Pine Road, Newnan (Parcel # 076A-047). She explained that the subject property consists of 12.00± acres, is located along Pine Road within the *US Hwy 29 South Quality Development Corridor District (QDCD)*, and is zoned *M (Industrial)*. The parcel was zoned *M (Industrial)* under the *Coweta County Zoning and Development Ordinance*, originally adopted in 1969. Coweta Pine Road Ventures, LLC acquired the subject property in 2021. In 2023, the company proposed an unmanned trailer storage facility with 288 truck parking spaces; however, the facility was never constructed. The applicant is now proposing development of the site for a lumber and building materials retail store, warehouse, and lumberyard. The site plan includes a 7,000-square-foot office/retail building, a 16,000-square-foot warehouse facility, and a lumberyard featuring nine (9) open storage areas and three (3) enclosed sheds with access to the site from Pine Road. She further explained that the subject property is triangular-shaped, located between Pine Road and the CSX Railroad. The CSX property to the west is zoned *RC (Rural Conservation)*, and in accordance with *Article 25, Sec. 251* of the *Coweta County Zoning and Development Ordinance*, a 100-foot buffer is required where industrial uses abut *RC (Rural Conservation)* zoned property. The applicant notes that the narrow shape of the property, combined with the required 100-foot buffer, significantly limits the site's usability for the proposed business. Therefore, the applicant is requesting a 75-foot buffer reduction (from 100-feet to 25-feet) along the western property line against the

railroad.

Ms. Eschman highlighted the following factors for consideration in reviewing the variance request:

1. The shape of the lot, combined with buffer requirements, presents a considerable limitation to the site's buildable area.
2. The Board should consider if the request for a buffer reduction is justified by a hardship as the ordinance requires.

Ms. Eschman explained that should the Board of Zoning Appeals recommend approval of the request, the Community Development Department submit the following condition for consideration:

1. A 25-foot undisturbed buffer shall be maintained along the western property line against the CSX Railroad. Additional plantings meeting the requirements of *Article 25* may be required at the discretion of the Community Development Department to ensure an acceptable level of adequate screening. A buffer plan shall be submitted and approved by the Community Development Department prior to installation.

Chairperson Mitchum asked if the applicant was present.

Mr. Alex McDonald, applicant, explained that he wanted to reiterate that the shape of the subject property is triangular and there will be a tremendous loss of storage area if they are required to meet the 100-foot setback along the property line adjoining the railway. The approval of the variance would help keep the property usage viable, mitigate the loss of the forestation, and provide a shielding view with landscaping maintained by the property owner.

There were no additional questions from the Board for the applicant.

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

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding Petition # VAR 25-08 filed by Coweta Pine Road Ventures, LLC requesting a buffer variance for property located off Pine Road, Newnan. (Parcel # 076A-047).

RESULT: Passed (UNANIMOUS)

MOVER: Dee Crouch

SECONDER: Billy Cranford

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

Chairperson Mitchum called for any discussion regarding this variance.

Board member Yeager inquired about notification letters sent out to surrounding property owners.

Ms. Eschman explained that letters are mailed to property owners within 250-feet of the entire subject property. She also explained that one letter of support was received and no other residents or the nearby church had responded.

In response to Board member Cranford's request to elaborate on the hardship that would result if the buffer reduction were not granted, Mr. McDonald explained that the facility would lose a significant amount of storage capacity, including the elimination of an entire storage shed. He added that the loss would also restrict backside access, which would create truck traffic constraints and potential safety concerns on the property.

Motion to: Recommend Approval

The Board voted to recommend that the Board of Commissioners approve a 75-foot buffer reduction (from 100-feet to 25-feet) along the western property line (against the CSX Railroad) of property located off Pine Road, Newnan (Parcel # 076A-047) as requested in Petition # VAR 25-08 filed by Coweta Pine Road Ventures, LLC., subject to the following condition:

1. A 25-foot undisturbed buffer shall be maintained along the western property line against the CSX Railroad. Additional plantings meeting the requirements of Article 25 may be required at the discretion of the Community Development Department to ensure an acceptable level of adequate screening. A buffer plan shall be submitted and approved by the Community Development Department prior to installation.

RESULT: Passed (UNANIMOUS)

MOVER: Billy Cranford

SECONDER: Russell Berry

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

Chairperson Mitchum reminded the applicant that a final decision regarding this variance request would be rendered by the Board of Commissioners on July 15, 2025.

6. **Public Hearing Regarding Petition # VAR 25-11 Filed by Coweta Pine Road Ventures, LLC Requesting a Paving Standards Variance for Property Located off Pine Road, Newnan -**

District 2

Zoning Manager Eschman presented Petition # VAR 25-11 filed by Coweta Pine Road Ventures, LLC requesting a paving standards variance for property located off Pine Road, Newnan (Parcel # 076A-047). She explained that a portion of the site is planned to be surfaced with asphalt millings; driveway widths appear to exceed the 30-foot standard; and the required 20-foot vegetated buffer around the perimeter of the open storage areas is not provided. The applicant is requesting the following:

- Utilize asphalt millings instead of gravel, heavy-duty asphalt outside of truck lanes.
- Locate open storage areas within 100-feet of the public right-of-way along Pine Road.
- Access drives to exceed the required 30-feet.
- Plant a 20-foot vegetative buffer along the eastern property line against Pine Road. In addition to the 20-foot vegetated buffer, the applicant proposes a 6-foot decorative fence to screen the asphalt milling storage lot.

Ms. Eschman highlighted the following factors for consideration in reviewing the variance request:

1. The shape of the lot, combined with the required site development standards, limits the site's buildable area.
2. The Board should consider if the request for the required pavement standards is justified by a hardship as the ordinance requires.

Ms. Eschman explained that should the Board of Zoning Appeals recommend approval of the request, the Community Development Department submits the following conditions for consideration:

1. The proposed area to be covered with asphalt millings shall be considered as paved (CN = 98) in their hydro study.
2. The asphalt millings shall only be utilized in areas outside the truck lanes, as depicted on the site plan dated December 19, 2024, prepared by Atwell Group and submitted with the variance application (VARIANCE 25-011).
3. The developer shall coordinate with Development Review staff to substitute the standard Quality Development Corridor District (QDCD) street plantings with buffer plantings to adequately screen the asphalt millings storage lot from view along Pine Road. Additional evergreen plantings shall be required along the northwest side of the asphalt millings storage area.
4. As proffered by the applicant, a 6-foot decorative fence shall be installed to adequately screen the asphalt millings storage lot, as depicted on the site plan dated December 19, 2024, prepared by Atwell Group and submitted with variance

application (VARIANCE 25-011). The six (6) foot decorative fence is to stay in good working order and be replaced by the property owner when it becomes damaged or at the county's discretion.

5. The access drive widths shall be constructed as depicted on the site plan dated December 19, 2024, prepared by Atwell Group and submitted with the variance application (VARIANCE 25-011).

Mrs. Eschman described the specific areas on the property where asphalt millings will be applied, primarily focusing on open storage areas because some areas encroach upon the 100-foot right-of-way. She explained that the site plan does not provide measurements for the driveway access widths, and after discussion with staff, staff would not want to condition the facility to the minimum 30-foot standard. She also explained that the applicant plans to plant a landscape buffer along the eastern property line, along Pine Road. The landscaping plan will also include a six-foot decorative fence along the area to help reduce the visual impact.

Chairperson Mitchum asked if the applicant was present.

Mr. Alex McDonald, applicant, explained various areas located on the site plan, the specific uses and how those areas would be maintained. He also addressed the placement of the fence around the perimeter of the property for visual esthetics and security. He noted that there will also be landscaping around the entire property to provide screening for the line of sight from the road. In addition, he explained that the use of asphalt millings would match the overall appearance, help with dust abatement, and provide for better use of forklifts.

Chairperson Mitchum asked if there were any additional questions. There were none.

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

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding a presented Petition # VAR 25-11 filed by Coweta Pine Road Ventures, LLC requesting a paving standards variance for property located off Pine Road, Newnan (Parcel # 076A-047).

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 that the Board of Commissioners approve Petition # VAR 25-11 filed by Coweta Pine Road Ventures, LLC requesting a paving standards variance for property located off Pine Road, Newnan (Parcel # 076A-047), subject to the following conditions:

1. The proposed area to be covered with asphalt millings shall be considered as paved (CN = 98) in their hydro study.
2. The asphalt millings shall only be utilized in areas outside the truck lanes, as depicted on the site plan dated December 19, 2024, prepared by Atwell Group and submitted with the variance application (VARIANCE 25-011).
3. The developer shall coordinate with Development Review staff to substitute the standard Quality Development Corridor District (QDCD) street plantings with buffer plantings to adequately screen the asphalt millings storage lot from view along Pine Road. Additional evergreen plantings shall be required along the northwest side of the asphalt millings storage area.
4. As proffered by the applicant, a 6-foot decorative fence shall be installed to adequately screen the asphalt millings storage lot, as depicted on the site plan dated December 19, 2024, prepared by Atwell Group and submitted with variance application (VARIANCE 25-011). The six (6) foot decorative fence is to stay in good working order and be replaced by the property owner when it becomes damaged or at the county's discretion.
5. The access drive widths shall be constructed as depicted on the site plan dated December 19, 2024, prepared by Atwell Group and submitted with the variance application (VARIANCE 25-011).
6. The decorative fence shall not be constructed of wood.

RESULT: (UNANIMOUS)

MOVER: Mike Yeager

SECONDER: Billy Cranford

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

Chairperson Mitchum reminded the applicant that a final decision regarding this variance request would be rendered by the Board of Commissioners on July 15, 2025.

7. Public Hearing Regarding Petition # VAR 25-12 Filed by Coweta Pine Road Ventures, LLC Requesting an Outdoor Storage and Display Area Variance for an Outdoor Storage for Property Located off Pine Road, Newnan - District 2

Zoning Manager Eschman presented Petition # VAR 25-12 filed by Coweta Pine Road Ventures, LLC requesting an outdoor storage and display area variance for property located off Pine Road, Newnan (Parcel # 076A-047). According to *Article 26, Section 26 (5)(a)* of the *Coweta County Zoning and Development Ordinance*, open storage areas are

not permitted outside a fully enclosed building unless fully screened from the street and adjoining properties by a fence or wall at least six (6) feet in height above finished grade. Therefore, the applicant is requesting a variance to allow the proposed open storage areas along Pine Road to be partially screened with landscape plantings in lieu of the required fence or wall. She further explained that the subject property is not visible from US Highway 29 because it is screened by existing buildings fronting the corridor.

Ms. Eschman highlighted the following factors for consideration in reviewing the variance request:

1. Although the property is located within the US Highway 29 South *Quality Development Corridor District (QDCD)* due to its proximity within 1,000 feet of the US Highway 29 right-of-way line, it is not visible from the highway. The site is effectively screened by existing buildings fronting the corridor, minimizing its visual impact on the corridor's appearance.
2. The triangular shape of the subject property and its visibility from Pine Road present challenges to fully screening the open storage display areas.
3. The Board should consider if the request for the required pavement standards is justified by a hardship as the ordinance requires.

Ms. Eschman explained that should the Board of Zoning Appeals recommend approval of the request, the Community Development Department submits the following conditions for consideration:

1. The developer shall coordinate with Development Review staff to substitute the standard *Quality Development Corridor District (QDCD)* street plantings with buffer plantings to adequately screen the open storage display areas from view along Pine Road. Additional evergreen plantings shall be required along the northwest side of the asphalt millings area.
2. As proffered by the applicant, a six (6) foot decorative fence shall be installed to provide partial screening of the open storage display areas along Pine Road, as shown on the site plan dated December 19, 2024, prepared by Atwell Group and submitted with Variance Application (VARIANCE 25-012). The fence shall be maintained in good condition and replaced by the property owner if damaged or as deemed necessary by the County.

There were no additional questions from the Board for staff.

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

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding Petition # VAR 25-12 filed by Coweta Pine Road Ventures, LLC requesting an outdoor storage and display area variance for property located off Pine Road, Newnan (Parcel # 076A-047).

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 that the Board of Commissioners approve an outdoor storage and display area variance for property located off Pine Road, Newnan (Parcel # 076A-047), subject to the following conditions:

1. The developer shall coordinate with Development Review staff to substitute the standard *Quality Development Corridor District (QDCD)* street plantings with buffer plantings to adequately screen the open storage display areas from view along Pine Road. Additional evergreen plantings shall be required along the northwest side of the asphalt millings area.
2. As proffered by the applicant, a six (6) foot decorative fence shall be installed to provide partial screening of the open storage display areas along Pine Road, as shown on the site plan dated December 19, 2024, prepared by Atwell Group and submitted with Variance Application (VARIANCE 25-012). The fence shall be maintained in good condition and replaced by the property owner if damaged or as deemed necessary by the County.
3. The decorative fence shall not be constructed of wood.

RESULT: (UNANIMOUS)

MOVER: Billy Cranford

SECONDER: Dee Crouch

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

Chairperson Mitchum reminded the applicant that a final decision regarding this variance request would be rendered by the Board of Commissioners on July 15, 2025.

Additional Business

Zoning Manager Eschman explained that the next Board of Zoning Appeals meeting is scheduled on Thursday, July 24, 2025, and there will be two (2) cases on the agenda for consideration.

Adjournment

Motion to: Adjourn

The Board voted to adjourn the meeting.

RESULT: (UNANIMOUS)

MOVER: Billy Cranford

SECONDER: Russell Berry

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