



Board of Zoning Appeals

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Public Hearing

Minutes

Lisa Eschman
770.254.2635

August 28, 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	Absent
Rebekah Graham	Community Development Clerk	Present

The Coweta County Board of Zoning Appeals conducted a Public Hearing on Thursday, August 28, 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 September 16, 2025.

Approval of Minutes

1. **Request Approval of the Minutes for the Public Hearing Held on July 24, 2025**

Motion to: Approve

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

RESULT: Passed (UNANIMOUS)

MOVER: Dee Crouch

SECONDER: Billy Cranford

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

Petitions

2. **Public Hearing Regarding Petition # VAR 25-16 Filed by Agustin Anaya and LaVonne Franco Requesting a Side Yard Setback Variance for Property Located at 1424 Roscoe Road, Newnan - District 3**

Zoning Manager Lisa Eschman presented Petition # VAR 25-16 filed by Agustin Anaya and LaVonne Franco requesting a side yard variance for property located at 1424 Roscoe Road, Newnan (Parcel # 060-5134-027). She explained that the subject property consists of 1.67± and is zoned *RC (Rural Conservation)*. The applicant is requesting a variance to accommodate construction of a detached garage, measuring 24-feet wide by 40-feet long. She further explained that the proposed garage is to be located adjacent to the existing driveway, near the primary residence. According to the applicant, placement of the structure further to the rear of the property is not feasible because of the location of existing septic drain fields and a gas line. As proposed, the garage would encroach five (5) feet into the required 25-foot side building setback along the southern property line. Therefore, the applicant is requesting a 5-foot reduction from the required 25-foot side yard building setback, resulting in a 20-foot setback along the southern property line to accommodate the proposed garage.

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

1. The existing septic drain fields and gas line at the rear of the property limit the buildable area.
2. The Board should consider if this request is justified by a hardship as the ordinance requires.
3. Consideration of this request shall carry great weight with the most affected property owner to the south.

Ms. Eschman explained that 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 detached garage shall be located 20-feet from the southern property line as shown on the site plan submitted with the variance application.
2. Prior to issuance of any building permits, the applicant shall clearly mark the proposed garage location and coordinate a site visit with the Environmental Health Department to confirm the structure will not encroach upon the existing septic absorption field.

Vice-Chairperson Cranford requested clarification on the size of the garage as well as what the hardship would be for the applicant.

Ms. Eschman explained that the size of the garage was 24 feet x 40 feet. She stated that if the garage were moved back, the applicant would be encroaching onto the gas lines as well as septic drain fields.

Board Member Berry stated that the front-left corner was the only encroachment, as well as how oddly shaped the lot is.

Vice-Chairperson Cranford questioned whether the proposed garage could be moved closer to the house.

Ms. Eschman explained that the requirement is for a detached garage to have a setback of 10-feet from the principal dwelling.

Assistant Community Development Director Ben Sewell added that the Fire Marshal recommends moving into the side setback prior to encroaching on the 10-foot setback between dwellings.

Chairperson Mitchum asked if there were any more questions for staff. There were none.

Chairperson Mitchum asked if the applicant was present.

Mr. Agustin Anaya, 1424 Roscoe Road, Newnan, explained that the front-left corner of the garage would encroach on the 25-foot setback. He further explained that if it were to be built further back on the property, it would encroach upon the septic drain lines. He noted that their attempts to relocate the garage failed because of the location of the house.

Chairperson Mitchum called for any comments in support of or 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 25-16 filed by Agustin Anaya and LaVonne Franco requesting a side yard variance for property located at 1424 Roscoe Road, Newnan (Parcel # 060-5134-027).

RESULT: Passed (UNANIMOUS)

MOVER: Billy Cranford

SECONDER: Dee Crouch

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

Chairperson Mitchum called for any discussion or a motion.

Motion to: Recommend Approval

The Board voted to recommend that the Board of Commissioners approve a 5-foot side yard setback reduction (from 25-feet to 20-feet) along the southern property line of property located at 1424 Roscoe Road, Newnan (Parcel # 060-5134-027) as requested in Petition # VAR 25-16 filed by Agustin Anaya and LaVonne Franco, subject to the following conditions:

1. The detached garage shall be located 20-feet from the southern property line as shown on the site plan submitted with the variance application.
2. Prior to issuance of any building permits, the applicant shall clearly mark the proposed garage location and coordinate a site visit with the Environmental Health Department to confirm the structure will not encroach upon the existing septic absorption field.

RESULT: Passed (UNANIMOUS)

MOVER: Dee Crouch

SECONDER: Billy Cranford

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

Additional Business

Zoning Manager Eschman explained that the next Board of Zoning Appeals meeting is scheduled for Thursday, September 25, 2025, at 6:00 p.m. She also informed everyone that tonight's meeting was Mr. Jon Amason's last meeting as the Director of Community Development. Mr. Amason has accepted an engineering position with Public Works and Mr. Ben Sewell has accepted the position of Community Development Director.

Adjournment

Motion to: Adjourn

The Board voted to adjourn the meeting.

RESULT: Passed (UNANIMOUS)

MOVER: Billy Cranford

SECONDER: Mike Yeager

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