



Board of Zoning Appeals

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Public Hearing

Minutes

Lisa Eschman
770.254.2635

September 25, 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
Ben Sewell	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, September 25, 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 October 21, 2025.

Motion to: Amend

The Board voted to amend the Agenda to move current item # 3 *Public Hearing Regarding Petition # VAR 25-09 Filed by Frazier3 Holdings, LLC (Micah Frazier) Requesting Front Building Setback Variances for Property Located Along Fischer Road, Major Road, and Shaw Road, Sharpsburg - District 4* to # 4 on the agenda.

RESULT: Passed (UNANIMOUS)

MOVER: Mike Yeager

SECONDER: Billy Cranford

AYES: Mitchum, Yeager, Berry, Cranford, Crouch

Approval of Minutes

1. Request Approval of the Minutes from the Public Hearing Held on August 28, 2025

Motion to: Approve

The Board voted to approve the minutes from the Public Hearing held on Thursday, August 28, 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 25-18 Filed by Daniel Aultman Requesting a Rear Yard Setback Variance for Property Located at 4 Beverly Drive, Newnan - District 3

Zoning Manager Lisa Eschman presented Petition # VAR 25-18 filed by Daniel Aultman requesting a rear yard setback variance for property located at 4 Beverly Drive, Newnan (Parcel # 062-5060-007). She explained that the subject property is a portion of Lot 5 & Lot 6 of the Jennings Subdivision, consists of 0.287± acres, and is zoned *RC (Rural Conservation)*. In addition, the subject property contains a single-family residence constructed in 1955. Because the structure predates the adoption of the *Coweta County Zoning and Development Ordinance*, the property qualifies as a lot of record. The subject property is a flat, rectangular lot measuring approximately 125 feet by 100 feet, and the applicant proposes to construct a small home addition at the rear of the residence. The addition will measure 15.5 feet in width by 9 feet in depth and will occupy the footprint of an existing shed, which will be removed. The purpose of the addition is to convert an existing half-bath into a full bathroom. Under the current ordinance, a 40-foot rear building setback is required for this lot. According to the applicant, the lot's shape and the placement of the existing septic tank and drainfield limit the buildable area, making full

compliance with the setback requirement difficult. As a result, the applicant is requesting a 30-foot reduction in the rear setback, allowing for a 10-foot setback along the northern property line to accommodate the proposed home addition.

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

1. The home predates current zoning regulations, and the location of the existing septic system restricts the area available for a home addition. The lot configuration and required setbacks prohibit any rear expansion.
2. The most affected property owner to the north has provided a letter of support for the variance request.

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 home addition shall not be closer than 10-feet from the rear property line along the northern property boundary as shown on the site plan submitted with the variance application.
2. The applicant shall obtain all the required building permits and inspections from the Community Development Permits and Inspections Division.

There were no questions from the Board for staff.

Chairperson Mitchum asked if the applicant was present.

Mr. Daniel Altman, applicant, was present but did not wish to speak.

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 25-18 filed by Daniel Aultman requesting a rear yard setback variance for property located at 4 Beverly Drive, Newnan (Parcel # 062-5060-007).

RESULT: Passed (UNANIMOUS)

MOVER: Billy Cranford

SECONDER: Dee Crouch

AYES: Mitchum, Yeager, Berry, Cranford, Crouch

Motion to: Recommend Approval

The Board voted to recommend that the Board of Commissioners approve a 30-foot rear yard reduction (from 40-feet to 10-feet) for property located at 4 Beverly Drive, Newnan (Parcel # 062-5060-007) as requested in Petition # VAR 25-18 filed by Daniel Aultman, subject to the following conditions:

1. The home addition shall not be closer than 10-feet from the rear property line along the northern property boundary as shown on the site plan submitted with the variance application.
2. The applicant shall obtain all the required building permits and inspections from the Community Development Permits and Inspections Division.

RESULT: Passed (UNANIMOUS)

MOVER: Dee Crouch

SECONDER: Mike Yeager

AYES: Mitchum, Yeager, Berry, Cranford, Crouch

3. **Public Hearing Regarding Petition # CONDUSE 25-03 Filed by Jennifer and Chris Stupski Requesting a Conditional Use Permit Extension to Continue Utilizing an RV as a Temporary Residence on Property Located at 487 Couch Road, Senoia - District 1**

Zoning Associate Nicole Blackwell presented Petition # CONDUSE 25-03 filed by Jennifer and Chris Stupski requesting an extension of their Conditional Use Permit (CUP) to allow continued use of an RV camper as a temporary on-site residence for an additional twelve (12) months while their home is being completed. She explained that the subject property is located at 487 Couch Road in Senoia (Parcel # 140-1134-045), consists of 2.0± acres and is zoned *RC (Rural Conservation)*. It was purchased by the Stupskis in April 2024. On July 16, 2024, the Board of Commissioners granted the applicants a Conditional Use Permit (Petition # CONDUSE 24-03) to temporarily reside in an RV for twelve (12) months while constructing their permanent residence. On July 14, 2025, the applicants inquired about obtaining an extension of the CUP and subsequently filed the extension request on August 6, 2025. Construction of the private residence has been underway and is currently in the Inspection Phase under RES-DSF-24-0527, which began on May 6, 2025. The applicants' next step is to obtain an Electric Service Inspection.

Ms. Blackwell highlighted the following factors for consideration in reviewing the request for an extension of their Conditional Use Permit.

1. The recreational vehicle (RV) use is temporary while the permanent home is under construction.
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 requirements as it serves as a temporary residence.

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

1. The use of the recreational vehicle (RV) as a temporary dwelling shall be permitted for an additional period not to exceed twelve (12) months, beginning October 22, 2025, and ending October 23, 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 a residence.
2. Upon approval of the request, the applicants' contractor shall schedule an Electric Service Inspection for the new construction residence within 60 days. Failure to do so will result in automatic revocation of the Conditional Use Permit.
3. No more than one (1) recreational vehicle (RV) shall be parked on the site.
4. The recreational vehicle (RV) shall be equipped with a functional smoke detector and carbon monoxide detector at all times while in use as a temporary residence.
5. The recreational vehicle (RV) shall remain connected to the septic system for the duration of its use as a temporary residence.

Chairperson Mitchum asked if the applicant was present.

Ms. Jennifer Stupski, applicant, explained that their home was being built without loans. Therefore, a set timeline was not available, but she is hopeful that it would be within the next 60–90 days.

Chairperson Mitchum called for any comments in support of or in opposition to the proposed extension of the conditional use permit. There were none.

Motion to: Close the Public Hearing

The Board voted to Close the Public Hearing regarding Petition # CONDUSE 25-03 filed by Jennifer and Chris Stupski requesting an extension of their Conditional Use Permit (CUP) for property located at 487 Couch Road, Senoia (Parcel # 140-1134-045).

RESULT: Passed (UNANIMOUS)

MOVER: Dee Crouch

SECONDER: Russell Berry

AYES: Mitchum, Yeager, Berry, Cranford, Crouch

Motion to: Recommend Approval

The Board voted to recommend that the Board of Commissioners approve a twelve (12) month extension of a Conditional Use Permit (CUP) for property located at 487 Couch Road, Senoia (Parcel # 140-1134-045) as requested in Petition # CONDUSE 25-03 filed by Jennifer and Chris Stupski, subject to the following conditions:

1. The use of the recreational vehicle (RV) as a temporary dwelling shall be permitted for an additional period not to exceed twelve (12) months, beginning October 22, 2025, and ending October 23, 2026, or thirty (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 a residence.
2. Upon approval of the request, the applicants' contractor shall schedule an Electric Service Inspection for the new construction residence within 60 days. Failure to do so will result in automatic revocation of the Conditional Use Permit.
3. No more than one (1) recreational vehicle (RV) shall be parked on the site.
4. The recreational vehicle (RV) shall be equipped with a functional smoke detector and carbon monoxide detector at all times while in use as a temporary residence.
5. The recreational vehicle (RV) shall remain connected to the septic system for the duration of its use as a temporary residence.

RESULT: Passed (UNANIMOUS)

MOVER: Mike Yeager

SECONDER: Russell Berry

AYES: Mitchum, Yeager, Berry, Cranford, Crouch

4. **Public Hearing Regarding Petition # VAR 25-09 Filed by Frazier3 Holdings, LLC (Micah Frazier) Requesting Front Building Setback Variances for Property Located Along Fischer Road, Major Road, and Shaw Road, Sharpsburg - District 4**

Zoning Manager Eschman presented Petition # VAR 25-09 filed by Frazier3 Holdings, LLC (Micah Frazier) requesting front building setback variances for property located along Fischer Road, Major Road, and Shaw Road, Sharpsburg (Parcel # 131-6086-005c). The subject property, totaling approximately 2.16 acres, is located at the intersection of Fischer Road, Major Road, and Shaw Road. Of the total area, approximately 1.00± acre was zoned *C (Old Commercial)* in 1969 with the adoption of the *Coweta County Zoning and Development Ordinance*. This portion was formerly the site of "Hall's General Store." The remaining 1.16± acres is currently zoned *RC (Rural Conservation)*. In 2009, Coweta County completed an intersection improvement project that realigned Shaw Road and Major Road to enhance safety for all motorists in the area. As a result of this realignment, the subject lot was separated from the original parent tract, creating a triangular parcel

bounded by three public roads: Fischer Road, Shaw Road, and Major Road. The site plan shows a 4,320 square foot convenience store with five (5) gasoline pumps. Access into the development includes three (3) driveways: a full-access driveway on Shaw Road, a right-in/right-out only driveway on Major Road, and a full-access entry with right-out only exit on Fischer Road.

Ms. Eschman explained that because of the configuration, the building envelope on the subject property is constrained. As a result, the applicant is requesting reductions to the front setback requirements as follows:

- Fischer Road - Front Setback to 85-feet from the centerline of Fischer Road from the required 135-feet (reduction of 50-feet).
- Major Road – Front Setback to 88-feet outside the right-of-way along Major Road from the required 100-feet (reduction of 12-feet).
- Shaw Road – Front Setback to 39-feet outside the right-of-way along Shaw Road from the required 100-feet (reduction of 61-feet).

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

1. The triangular shape of the subject property was created in 2009, as a result of the realignment of Shaw Road and Major Road. In addition to its shape, the property is bounded by three (3) public roads, significantly limiting the buildable area and making it challenging to meet the required front building setbacks.
2. Consideration should be given to the potential impacts on adjacent property owners.

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 front setback along Fischer Road shall be 85 feet from the centerline of Fischer Road as shown on the site plan submitted with the variance application package.
2. The front setback along Major Road shall be 88 feet outside of the right-of-way along Major Road as shown on the site plan submitted with the variance application package.
3. The front setback along Shaw Road shall be 39 feet outside of the right-of-way along Shaw Road, as shown on the site plan submitted with the variance application package.

There were no questions for staff.

Chairperson Mitchum asked if the applicant was present.

Mr. Neal Spradlin, applicant representative, explained that the subject property has been owned and operated by the Hall family for five (5) generations, going back to the 1860s. The decision to sell is not taken lightly, thus being why the Frazier3 Holdings, LLC (Micah Frazier) is the correct fit for the property. He further explained that the portion of the property with the original store location was zoned *C (Old Commercial)* in 1969. In 2009, an intersection improvement project created a hardship for the Hall family because the subject property became surrounded by road frontage, although the Halls were compensated for the portion of the property acquired by the County for the improvement project. In 2007, the setbacks were adjusted in the *Coweta County Zoning and Development Ordinance* from 50-feet to 100-feet from Major Road, 100-feet from Shaw Road and 135-feet from Fischer Road, thus limiting the buildable area of the subject property to 7,760 square feet in the shape of a triangle. The proposed site plan has been created to accommodate ingress/egress and to discourage cut-through traffic. In addition, adjustments were designed to support the recommendations from the traffic study.

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

Chairperson Mitchum called for any comments in opposition to the proposed variance.

Ms. April McGlothin, Picton Court, Sharpsburg, stated that she has lived adjacent to the proposed property for seven (7) years. Their neighborhood would be affected by noise, light, traffic, and gas pollution.

Ms. Marianna Pizzitola, Highland Park Drive, Sharpsburg, presented the Board of Zoning Appeals with a packet entailing her findings about the proposed variance. She explained that the May 7, 2025 traffic study, along with studies conducted in 2022 and 2024, were inadequate because students at Northgate High School were not commuting on the days that the traffic studies were conducted. The opposition to the gas station is because of the applicants' agreement with Coweta County on the intersection improvement project. The proposed variance is to resolve issues intentionally created by the owner, not to address unique hardships relating to the property's physical characteristics beyond the owner's control. She proposed that Coweta County make the parcel infeasible for future construction and compensate the applicant for the land.

Community Development Director Ben Sewell read letters from the following concerned citizens that also oppose the variance request because of traffic, noise and light pollution, crime rates and property value:

- Mr. Sid Brown, Stonemount Court, Sharpsburg
- Ms. Phyllis Brown, Stonemount Court, Sharpsburg

In addition, the following citizens emailed Zoning Manager Eschman expressing their opposition to the variance request:

- Ms. Nicol Vasquez, Fischer Road, Sharpsburg
- Ms. Jernita and Mr. Scott Rappe, Stonemount Court, Sharpsburg
- Ms. Tina and Mr. Darryl Mann, Wellington Manor, Sharpsburg
- Ms. Donnah Neal, Fischer Road, Sharpsburg
- Ms. Phyllis and Mr. Sid Brown, Stonemount Court, Sharpsburg
- Ms. Charyl Shepherd, Heathridge Drive, Sharpsburg
- Ms. Melissa and Mr. Mike Moro, Beaumont Farms Drive, Sharpsburg

Ms. Eschman read a letter that was emailed at 5:00 p.m. on September 25, 2025, from Mr. Michael Batteau, Northgate Preserve Drive, Sharpsburg, stating that the proposed site plan should shift in order to adhere to setbacks by reducing the number of driveways.

There were no further comments.

Chairperson Mitchum called for a motion to close the Public Hearing regarding Petition # VAR 25-09.

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding Petition # VAR 25-09 filed by Frazier3 Holdings, LLC (Micah Frazier) requesting front building setback variances for property located along Fischer Road, Major Road, and Shaw Road, Sharpsburg (Parcel # 131-6086-005c).

RESULT: Passed (UNANIMOUS)

MOVER: Dee Crouch

SECONDER: Russell Berry

AYES: Mitchum, Yeager, Berry, Cranford, Crouch

Board Member Cranford stated that the hardship falls with the applicant because of the intersection improvement project in 2009 and the change in the *Coweta County Zoning and Development Ordinance* in 2007. Considering that the original zoning, *OC (Old Commercial)*, had setbacks of 50 feet, he believes Coweta County should honor those setbacks.

Board Member Yeager stated that the applicant is under a hardship.

Board Member Cranford pointed out that the developer has proposed a turn lane off Major Road.

Board Member Crouch stated that the site plan could resolve issues with vehicles cutting through the property.

Board Member Cranford explained that recommending denial of the variance would place more hardship on the applicant.

Motion to: Recommend Approval

The Board voted to recommend that the Board of Commissioners approve front building setback variances for property located along Fischer Road, Major Road, and Shaw Road, Sharpsburg (Parcel # 131-6086-005c) as requested in Petition # VAR 25-09 filed by Frazier3 Holding, LLC (Micah Frazier), subject to the following conditions:

1. The front setback along Fischer Road shall be 85-feet from the centerline of Fischer Road as shown on the site plan submitted with the variance application package.
2. The front setback along Major Road shall be 88-feet outside the right-of-way along Major Road as shown on the site plan submitted with the variance application package.
3. The front setback along Shaw Road shall be 39-feet outside the right-of-way along Shaw Road, as shown on the site plan submitted with the variance application package.

RESULT: Passed (UNANIMOUS)

MOVER: Mike Yeager

SECONDER: Billy Cranford

AYES: Mitchum, Yeager, Berry, Cranford, Crouch

Additional Business

Zoning Manager Eschman explained that the next Board of Zoning Appeals meeting is scheduled for Thursday, October 23, 2025, at 6:00 p.m.

Adjournment

Motion to: Adjourn

The Board voted to adjourn the meeting.

RESULT: Passed (UNANIMOUS)

MOVER: Russell Berry

SECONDER: Dee Crouch

AYES: Mitchum, Yeager, Berry, Cranford, Crouch