



Coweta County Board of Zoning Appeals

Public Hearing

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~ Minutes ~

Lisa Eschman
770.254.2635

Thursday, November 30, 2023

6:00 PM

Commission Chambers

I. Call 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	
Billy Cranford	District 4	Present	
Delia Crouch	District 5	Present	
Jonathan Amason	Community Development Director	Present	
Ben Sewell	Assistant Community Development Director	Present	
Lisa Eschman	Zoning Coordinator	Present	
Joy Thompson	Business License Associate	Present	

II. Minutes Approval

1. Board of Zoning Appeals - Public Hearing - Oct 26, 2023 6:00 PM

On motion of Board member Crouch, seconded by Board member Mitchum, passing unanimously, the Board voted to approve the minutes from the Public Hearing held on Thursday, October 26, 2023.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Delia Crouch, District 5
SECONDER:	Lisa Mitchum, District 1 - Vice-Chairman
AYES:	Harper, Mitchum, Williams, Cranford, Crouch

III. Petitions

1. Petition # CUP 23-06 Filed by Randall Duncan Requesting a Conditional Use Permit for Property Located at 536 Bruce Jackson Road, Newnan Tax I.D. 027 3072 016 Commission District Commissioner McKenzie

Zoning Coordinator Lisa Eschman presented Petition # CUP 23-06 filed by Randall Duncan requesting a Conditional Use Permit (CUP) for property located at 536 Bruce Jackson Road, Newnan. She explained that the applicant is requesting to utilize a recreational vehicle (RV) as a temporary residence while a permanent home is being constructed. She further explained that the applicant has applied for a zoning verification (ZV-23-125) and a site prep permit (RES-SFS-23-0534). She highlighted the following factors submitted by the Community Development Department:

1. The use of the recreational vehicle (RV) is temporary for twelve (12) months while a permanent home is constructed on the subject site.
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 requirement as it serves as a temporary residence.

Ms. Eshman also explained that should the Board of Appeals recommend approval of the request the Community Development Department is recommending that the applicant meet the following conditions:

1. The use of the recreational vehicle (RV) on a temporary basis shall be permitted for a maximum period of twelve (12) months, beginning December 20, 2023, and ending December 21, 2024, or thirty (30) days after a Certificate of Occupancy (CO) is granted, whichever is less; at which time, the recreational vehicle (RV) shall no longer be used as the residence.
2. No more than one (1) recreational vehicle (RV) shall be parked on the site.
3. The recreational vehicle (RV) shall be parked at least 10-feet away from the primary residential structure.
4. Ensure the recreational vehicle (RV) has a working smoke and carbon monoxide detector.
5. If the recreational vehicle (RV does) not already have one in place, a multipurpose dry chemical fire extinguisher shall be installed.
6. The applicant shall meet all applicable requirements of the Environmental Health Department.

There were no additional questions for staff.

The applicant, Randall Duncan, was present and asked that the Board approve this CUP request.

Chairman Harper called for any comments in support of the CUP.

Mr. Andrew Kee, 478 Bruce Jackson Road, Newnan stated that he is a neighbor and is in support of this CUP.

Chairman Harper called for comments in opposition of the CUP. There were none.

On motion of Board member Crouch, seconded by Board member Mitchum, passing unanimously, the Board voted to close the Public Hearing regarding Petition # CUP 23-06 filed by Randall Duncan requesting a Conditional Use Permit (CUP) for property located at 536 Bruce Jackson Road, Newnan.

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	Delia Crouch, District 5
SECONDER:	Lisa Mitchum, District 1 - Vice-Chairman
AYES:	Harper, Mitchum, Williams, Cranford, Crouch

Petition # CUP 23-06 Filed by Randall Duncan Requesting a Conditional Use Permit for Property Located at 536 Bruce Jackson Road, Newnan

Tax I.D. 027 3072 016

Commission District Commissioner McKenzie

On motion of Board member Cranford, seconded by Board member Williams, passing unanimously, the Board voted to recommend that the Board of Commissioners approve Petition # CUP 23-06 filed by Randall Duncan requesting a Conditional Use Permit (CUP) for property located at 536 Bruce Jackson Road, Newnan, subject to the following conditions:

1. The use of the recreational vehicle (RV) on a temporary basis shall be permitted for a maximum period of twelve (12) month, beginning December 20, 2023, and ending December 21, 2024, or 30 days after a Certificate of Occupancy (CO) is granted, whichever is less; at which time, the recreational vehicle (RV) shall no longer be used as the residence.
2. No more than one (1) recreational vehicle (RV) shall be parked on the site.
3. The recreational vehicle (RV) shall be parked at least 10-feet away from

- the primary residential structure.
4. Ensure the recreational vehicle (RV) has a working smoke and carbon monoxide detector.
5. If the RV does not already have one in place, a multipurpose dry chemical fire extinguisher shall be installed.
6. The applicant shall meet all applicable requirements of the Environmental Health Department.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS] Next: 12/19/2023
	6:00 PM
MOVER:	Billy Cranford, District 4
SECONDER:	Royce Williams, District 2
AYES:	Harper, Mitchum, Williams, Cranford, Crouch

2. Petition # CUP 23-07 Trinity Christian School - Campus Expansion

Art. 7 Sec. 75 Item #1

School Campus Expansion

Tax I.D. 146 6154 005

Commission District Commissioner Poole

Zoning Coordinator Eschman presented Petition # CUP 23-07 filed by Trinity Christian School requesting a Conditional Use Permit (CUP) for property located at 8817 Hwy 154, Sharpsburg. She explained that the subject property is currently zoned RC (Rural Conservation) with a CUP (Conditional Use Permit) for a school and church and C-7 (Major Commercial Shopping District). The applicant is proposing a 9,065 square feet multi-use indoor sports facility that will be used for a training gym area, coaches' offices, and storage area.

Ms. Eschman highlighted the following factors submitted by the Community Development Department:

1. The proposed request is consistent with the Comprehensive Plan.
2. Based on staff comments and recommended conditions, the proposed use should not have any adverse impact on public facilities or the surrounding area.
3. The proposed use is to expand the existing use of the property for the school campus and athletic facilities by providing additional training space, offices for the coaches, and a storage area.

Ms. Eschman also explained that should the Board of Zoning Appeals recommend approval of the request; the Community Development Department is submitting the following conditions for consideration:

1. All Coweta County Code of Ordinances and fire codes shall be adhered to unless a variance is granted through the normal review process.
2. The exterior of the buildings must be constructed as proposed in the elevations with the Conditional Use Permit (CUP) application with only very minor changes allowable by the Director of Community Development.
3. Stormwater management practices shall be designed to meet Chapter 30, Article IV of the Code of Ordinances. In addition, the runoff practices as required shall be installed upgradient of the detention ponding areas at a minimum elevation above the 25-year storm's elevation to provide a treatment train approach as intended by the current stormwater management manual. Consideration shall be given to the maintenance of the management practices and the design shall be approved by the County.

4. The applicant shall agree to work the County in good faith, to address any concerns to noise, odor, glare, or similar objectionable features.

In response to a question from Board member Cranford, Ms. Eschman explained that like the school and the church the building will be attached to sewer.

Chairman Harper asked if the applicant was present.

Mr. Darrell Baker with Mr. Randolph Williams, 100 World Drive, Suite 105 Peachtree City explained that he is the agent for Trinity Christian School and that the proposed facility will allow for an expanded number of different sports for students, kindergarten through twelfth grade, and allow for indoor storage, offices and restrooms for coaches.

Chairman Harper called for any comments in support of the CUP.

Mr. Patrick Fleming, 86 Shoreline Drive, Newnan, stated that he is a father of three students at Trinity and a coach and that he is excited about more space for coaches to conduct work and planning along with more storage for various sports equipment. On motion of Board member Williams, seconded by Board member Crouch, passing unanimously, the Board voted to close the Public Hearing regarding Petition # CUP 23-07 filed by Trinity Christian School requesting a Conditional Use Permit (CUP) for property located at 8817 Hwy 154, Sharpsburg.

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

Petition # CUP 23-07 Trinity Christian School - Campus Expansion

Art. 7 Sec. 75 Item #1

School Campus Expansion

Tax I.D. 146 6154 005

Commission District Commissioner Poole

On motion of Board member Mitchum, seconded by Board member Crouch, passing unanimously, the Board voted to recommend that the Board of Commissioners approve Petition # CUP 23-07 filed by Trinity Christian School requesting a Conditional Use Permit (CUP) for property located at 8817 Hwy 154, Sharpsburg, subject to the following conditions:

1. All Coweta County Code of Ordinances and fire codes shall be adhered to unless a variance is granted through the normal review process.
2. The exterior of the buildings must be constructed as proposed in the elevations with the Conditional Use Permit (CUP) application with only very minor changes allowable by the Director of Community Development.
3. Stormwater management practices shall be designed to meet Chapter 30, Article IV of the Code of Ordinances. In addition, the runoff practices as required shall be installed upgradient of the detention ponding areas at a minimum elevation above the 25-year storm's elevation to provide a treatment train approach as intended by the current stormwater management manual. Consideration shall be given to the maintenance of the management practices and the design shall be approved by the County.
4. The applicant shall agree to work the County in good faith, to address any concerns to noise, odor, glare, or similar objectionable features.

RESULT: **RECOMMEND APPROVAL [UNANIMOUS] Next: 12/19/2023 6:00 PM**
MOVER: Lisa Mitchum, District 1 - Vice-Chairman
SECONDER: Delia Crouch, District 5
AYES: Harper, Mitchum, Williams, Cranford, Crouch

3. VAR 23-29 Babcock, Stephen - Rear Yard Setback

Art 9A. Sec 92A

Rear Setback Reduction

Tax I.D. 122 6068 076

Commission District Commissioner Poole

Zoning Coordinator Eschman presented Petition # VAR 23-29 filed by Stephen and Maria Babcock requesting a rear yard setback variance for property located at 125 Greenleaf Pass, Sharpsburg. She explained that the subject property is currently zoned RRCC (Residential Retirement Community and Care District) and the applicant is requesting a 5-foot reduction from the required 40-foot setback to add to the existing slab and construct a roof over the entire area. She highlighted the following factors for consideration submitted by the Community Development Department:

1. Based on staff comments and recommended conditions, the proposed use should not have impact on public facilities or on the surrounding area.
2. The nature of the RRCC development provides for smaller lots within the development, thus limiting any expansion once the site is developed.
3. Adjoining neighbors submitted letters of support.

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

1. The rear yard setback reduction shall not exceed the requested 5-foot placing the covered patio 35-feet from the rear property line.
2. A letter of approval shall be obtained from Beacon Management, LLC/HOA Support Services.
3. The applicant shall obtain all the required building permits and inspections from the Building Department.

Chairman Harper asked if the applicant was present.

The applicant, Mr Stephen Babcock, stated that he wanted to thank the Board for consideration of the patio and for Ms. Eschman's help.

Chairman Harper called for any comments in support of or in opposition to the proposed rear yard setback reduction. There were none.

On motion of Board member Crouch, seconded by Board member Mitchum, passing unanimously, the Board voted to close the Public Hearing regarding Petition # VAR 23-29 filed by Stephen and Maria Babcock requesting a rear yard setback variance for property located at 125 Greenleaf Pass, Sharpsburg.

RESULT: **PUBLIC HEARING CLOSED [UNANIMOUS]**
MOVER: Delia Crouch, District 5
SECONDER: Lisa Mitchum, District 1 - Vice-Chairman
AYES: Harper, Mitchum, Williams, Cranford, Crouch

VAR 23-29 Babcock, Stephen - Rear Yard Setback

Art 9A. Sec 92A

Rear Setback Reduction

Tax I.D. 122 6068 076

Commission District Commissioner Poole

On motion of Board member Cranford, seconded by Board member Williams, passing unanimously, the Board voted to recommend that the Board of Commissioners approve Petition # VAR 23-29 filed by Stephen and Maria Babcock requesting a rear yard setback variance for property located at 125 Greenleaf Pass, Sharpsburg, subject to the following conditions:

1. The rear yard setback reduction shall not exceed the requested 5-feet placing the covered patio 35-feet from the rear property line.
2. A letter of approval shall be obtained from Beacon Management, LLC/HOA Support Services.
3. The applicant shall obtain all the required building permits and inspections from the Building Department.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS] Next: 12/19/2023 6:00 PM
MOVER:	Billy Cranford, District 4
SECONDER:	Royce Williams, District 2
AYES:	Harper, Mitchum, Williams, Cranford, Crouch

4. VAR 23-30 C. Harris Holdings, LLC - Required Roadway Improvement

Art. 24 Sec 244.5.1.2

Required Roadway Improvement prior to final plat approval

Tax I.D. 047 5096 006; 047A 102A; 047A 110

Commission District Commissioner McKenzie

Zoning Coordinator Eschman presented Petition # VAR 23-30 filed by C. Harris Holdings, LLC requesting a variance from Article 24. Section 244.5 Item 1.2 asking for the County to construct a required cul-de-sac for a proposed development located at Clemit Harris Road and Harris Drive, Newnan. She explained that the subject property is currently zoned RC-SUP (Rural Conservation with a Special Use Permit). She further explained that the Public Hearing held on October 4, 2022, the Board of Commissioners voted to approve the SUP (see Petition # REZ 22-25) for revitalization of the existing mobile home park called Clemit Harris Place and that part of the requirements for the final plat approval is that a cul-de-sac is required to be constructed.

Ms. Eschman explained that the following factors for consideration in reviewing the Variance Request were submitted by the Community Development Department:

1. Based on staff comments and recommended conditions the proposed request will not have an adverse effect on the surrounding area or public infrastructure.
2. The required road improvement will provide a safety measure for the traveling public and will accommodate emergency vehicle ingress/egress within the redevelopment neighborhood.

She further explained that should the Board of Zoning Appeals recommend approval for the request the Community Development Department has submitted the following conditions for consideration:

1. The applicant/developer shall provide all necessary survey and legal documents for the Board of Commissioners to accept the proposed dedicated right-of-way (ROW) prior to construction of the required cul-de-sac.
2. The applicant/developer shall provide all necessary construction plans for the cul-de-sac construction.
3. The applicant/developer shall incorporate the cul-de-sac and the right-of-way ROW) into the required final plat for the development. Depending

on the timing of construction of both the development and cul-de-sac, an amended plat may be necessary and shall be provided by the applicant/developer at their expense.

Chairman Harper asked if the applicant was present.

Applicant representative, Ms. Melissa Griffis, 32 S Court Square, Newnan explained that the cul-de-sac will allow access for emergency vehicles and that the applicant will be donating the land and providing the development plans.

In response to a question from Board member Williams, Community Development Director Jon Amason explained that Public Works Director Tod Handley has estimated that it will cost the County approximately \$24,000 to construct the cul-de-sac.

In response to a question from Board member Cranford, Community Development Director Amason explained that the existing roads in the Mobile Home Park are maintained by the County.

Applicant Mr. Mark Woods, 107 Gibson Road, Newnan explained that the roads in the Mobile Home Park are County roads and have been maintained by the County for some time.

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

On motion of Board member Crouch, seconded by Board member Mitchum, passing unanimously, the Board voted to close the Public Hearing regarding Petition # VAR 23-30 filed by C. Harris Holdings, LLC requesting a variance from Article 24. Section 244.5 Item 1.2 asking for the County to construct a required cul-de-sac for a proposed development located at Clemit Harris Road and Harris Drive, Newnan.

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	Delia Crouch, District 5
SECONDER:	Lisa Mitchum, District 1 - Vice-Chairman
AYES:	Harper, Mitchum, Williams, Cranford, Crouch

VAR 23-30 C. Harris Holdings, LLC - Required Roadway Improvement

Art. 24 Sec 244.5.1.2

Required Roadway Improvement prior to final plat approval

Tax I.D. 047 5096 006; 047A 102A; 047A 110

Commission District Commissioner McKenzie

Board member Cranford explained that he sees this as an improvement for the county.

Board member Williams stated this is a way to upgrade and to continue to maintain these county roads.

On motion of Board member Cranford, seconded by Board member Williams, unanimously, the Board voted to recommend that the Board of Commissioners approve Petition # VAR 23-30 filed by C. Harris Holdings, LLC requesting a variance from Article 24. Section 244.5 Item 1.2 asking for the County to construct a required cul-de-sac for a proposed development located at Clemit Harris Road and Harris Drive, Newnan, subject to the following conditions:

1. The applicant/developer shall provide all necessary survey and legal documents for the Board of Commissioners to accept the proposed dedicated right-of-way (ROW) prior to construction of the required cul-de-sac.
2. The applicant/developer shall provide all necessary construction plans for the cul-de-sac construction.
3. The applicant/developer shall incorporate the cul-de-sac and the right-of-way (ROW) into the required final plat for the development. Depending

on the timing of construction of both the development and cul-de-sac, an amended plat may be necessary and shall be provided by the applicant/developer at their expense.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS] Next: 12/19/2023 6:00 PM
MOVER:	Billy Cranford, District 4
SECONDER:	Royce Williams, District 2
AYES:	Harper, Mitchum, Williams, Cranford, Crouch

IV. Additional Business

A. Next BOZA Meeting - December 21, 2023

Zoning Coordinator Eschman explained that the next meeting is scheduled for December 21, 2023, that Board member Mitchum will be unable to attend, and Board member Cranford may be late to the meeting.

Chairman Harper explained that there is one (1) item scheduled for the next meeting that he will have to recuse himself from any discussion or decision and suggested that the item be moved until Board member Cranford arrives so that a quorum is present.

V. Action Items

1. Request Approval to Set Meeting Times and Dates for 2024 and the Beginning of 2025

Issue: Set Meeting Times and Dates for 2024 and the Beginning of 2025

Discussion: It is necessary for the Board to set the meeting dates and times for the Public Hearings for calendar year 2024 (and the beginning of 2025).

Tax I.D.

Commission District

It was the consensus of the Board to set the following meeting dates and times for calendar year 2024 and the beginning of January 2025:

January 25, 2024	6:00 p.m.
February 29, 2024	6:00 p.m.
March 28, 2024	6:00 p.m.
April 25, 2024	6:00 p.m.
May 16, 2024	6:00 p.m.
June 20, 2024	6:00 p.m.
July 18, 2024	6:00 p.m.
August 22, 2024	6:00 p.m.
September 26, 2024	6:00 p.m.
October 17, 2024	6:00 p.m.
November 21, 2024	6:00 p.m.
December 19, 2024	6:00 p.m.
January 30, 2025	6:00 p.m.

VI. Adjournment

1. Adjourn

On motion of Board member Cranford, seconded by Board member Williams, passing by a vote of 5 to 0, the Board voted to adjourn the meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Billy Cranford, District 4
SECONDER:	Royce Williams, District 2
AYES:	Harper, Mitchum, Williams, Cranford, Crouch