



Board of Zoning Appeals

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Public Hearing

Minutes

Lisa Eschman
770.254.2635

December 18, 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	Absent
Ben Sewell	Community Development Director	Present
Teresa Crow	Community Development Assistant Director	Absent
Lisa Eschman	Zoning Manager	Absent
Nicole Blackwell	Zoning Associate	Present
Madonna Overton	Community Development Clerk	Present

The Coweta County Board of Zoning Appeals conducted a Public Hearing on Thursday, December 18, 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 tonight's petition for a final decision on January 22, 2026.

Approval of Minutes

1. **Request Approval of the Minutes from the Public Hearing Held on November 20, 2025**

Motion to: Approve

The Board voted to approve the minutes from the Public Hearing held on Thursday, November 20, 2025.

RESULT: PASSED (4 to 0)

MOVER: Billy Cranford

SECONDER: Russell Berry

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

ABSENT: Dee Crouch

Petitions

2. **Public Hearing Regarding Petition # VAR 25-25 Filed by Timothy Woodruff Requesting a Front Yard Setback Variance for Property Located at 780 Gordon Road, Newnan - District 2**

Zoning Associate Nicole Blackwell presented Petition # VAR 25-25 filed by Timothy Woodruff requesting a front yard setback variance for property located at 780 Gordon Road, Newnan (Parcel # 089-2092-014). She explained that at the time the home was constructed in 1986, the zoning regulations required a 50-foot front setback from the right-of-way. However, on November 18, 2008, Coweta County amended its *Zoning and Development Ordinance* to increase the required front setback along Gordon Road to 100-feet from the right-of-way. Therefore, the property is now subject to a 100-foot front yard setback requirement. She further explained the applicant is requesting a variance to allow construction of a covered front porch that would extend 75 feet along the front facade and project 6 feet into the front yard, replacing an existing 6-foot deep stoop. As proposed, the front setback from the right-of-way of Gordon Road would be reduced from 100 feet to 65 feet.

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

1. The home predates the current setback requirement and cannot accommodate a covered front porch without a variance.
2. Based on staff comments, the proposed request is not expected to impact public facilities or the surrounding area.

Ms. Blackwell explained that should the Board of Zoning Appeals recommend that the

Board of Commissioners approve the request, the Community Development Department submit the following condition for consideration:

1. The covered porch shall be located 65-feet from the right-of-way of Gordon Road as shown on the site plan submitted with the variance application.

Chairperson Mitchum asked if there were any questions from the Board for staff. There were none.

Chairperson Mitchum asked if the applicant was present.

Mr. Timothy Woodruff was present but chose not to address the Board.

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

Chairperson Mitchum reminded the applicant that a final decision regarding the variance will be rendered by the Board of Commissioners on January 22, 2026.

Motion to: Close Public Hearing

The Board voted to close the Public Hearing regarding Petition # VAR 25-25 filed by Timothy Woodruff requesting a front yard setback variance for the property located at 780 Gordon Road, Newnan (Parcel # 089-2092-014).

RESULT: PASSED (4 to 0)

MOVER: Billy Cranford

SECONDER: Russell Berry

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

ABSENT: Dee Crouch

Motion to: Recommend Approval

The Board voted to recommend that the Board of Commissioners approve a 35-foot front yard setback reduction (from 100-feet to 65-feet) from the right-of-way for property located at 780 Gordon Road, Newnan (Parcel # 089-2092-014) as requested in Petition # VAR 25-25 filed by Timothy Woodruff, subject to the following condition:

1. The covered porch shall be located 65-feet from the right-of-way of Gordon Road as shown on the site plan submitted with the variance application.

RESULT: PASSED (4 to 0)

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

Additional Business

Zoning Associate Blackwell explained that the next Board of Zoning Appeals meeting is scheduled for Thursday, January 29, 2026 at 6:00 p.m.

Adjournment

Motion to: Adjourn

The Board voted to adjourn the meeting.

RESULT: PASSED (4 to 0)

MOVER: Russel Berry

SECONDER: Billy Cranford

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

ABSENT: Dee Crouch

Chairperson

Read, approved, and adopted this

The _____ day of _____, 2026

ATTEST: _____
BOZA Clerk