



Board of Zoning Appeals

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Public Hearing

Minutes

Lisa Eschman
770.254.2635

February 26, 2026

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 Coordinator	Present
Rebekah Graham	Community Development Clerk	Present

The Coweta County Board of Zoning Appeals conducted a Public Hearing on Thursday, February 26, 2026.

Chairperson Mitchum called the meeting to order at 6:00 p.m.

Chairperson Mitchum explained that the rules governing the meeting are located on the Coweta County 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 Tuesday, March 17, 2026.

Approval of Minutes

1. **Request Approval of the Minutes from the Public Hearing Held on January 29, 2026**

Motion to: Approve

The Board voted to approve the minutes from the Public Hearing held on Thursday, January 29, 2026.

RESULT: Passed (UNANIMOUS)

MOVER: Russell Berry

SECONDER: Billy Cranford

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

Petitions

2. **Public Hearing Regarding Petition # CONDUSE 25-05 Filed by Sherrie Britt for Property Located at 1501 Boone Road, Newnan - District 2**

Zoning Manager Eschman presented Petition # CONDUSE 25-005 filed by Sherrie Britt requesting a Conditional Use Permit (CUP) to establish a private family cemetery on the property located at 1501 Boone Road, Newnan (Parcel # 013-4094-002). She explained that the subject property consists of 13.6± acres, zoned *RC (Rural Conservation)*. She further explained that the proposed burial area will encompass 0.007± acres (approximately 300 square feet) and will be located roughly 197.5 feet from the eastern property line and 239.1 feet from the southern property line. Access to the cemetery will be provided via a 10-foot-wide easement from Boone Road. To establish a private family cemetery, a *Conditional Use Permit (CUP)* is required pursuant to *Article 7, Sec. 75, Item 8*, of the *Coweta County Zoning and Development Ordinance*.

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

1. The proposed private cemetery is not expected to adversely impact the existing street system, public facilities, utilities, or infrastructure, nor is it anticipated to affect the use or enjoyment of surrounding properties.
2. Under the Coweta County Zoning and Development Ordinance, cemeteries are allowed within residential zoning districts subject to approval of a Conditional Use Permit.

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 cemetery shall not exceed 0.007± acres (300 square feet) and shall be used

- exclusively for the interment of family members.
2. Permanent stakes shall be placed at all four corners of the burial area to ensure the cemetery site is clearly identified and protected.
 3. The boundary of the cemetery, as depicted in the survey prepared by Hilton Land Surveying, shall be officially recorded with the Clerk of Superior Court's Office.
 4. A public safety representative and funeral home staff shall be present at all interments to ensure safe access and use of Boone Road during cemetery services.

Chairperson Mitchum asked if there were any questions from the Board for staff.

In response to a question from Board Member Yeager regarding the number of plots in the proposed private family cemetery, staff could not provide the exact number of burial plots allowed within the proposed 300-square-foot area.

In addition to the response, Joseph Britt, the applicant's son, District 2, stated that there will be a five (5) foot easement surrounding the proposed plot for maintaining the grass.

Chairperson Mitchum asked if the applicant was present.

Applicant Sherrie Britt, Boone Road, Newnan, expressed that her late husband was an avid hunter who loved the woods. Therefore, the option to provide his final resting place on private property, situated in the woods, would make him happy.

Chairperson Mitchum called for any comments in support. There were none.

Chairperson Mitchum called for any comments in opposition.

Jena M. Rainey, property owner, Boone Road, Newnan, stated that the proposed private family cemetery could lead to a significant decrease in property value, reduce buyer pool/marketability and legal disclosure requirements for neighboring properties. Environmental hazards, groundwater contamination, pests, animals, odor concerns and improper burial issues were cited as a hardship. She continued with concerns involving curiosity seekers, pranksters or vandals.

Motion to: Close the Public Hearing

The Board voted to Close the Public Hearing regarding Petition # CONDUSE 25-05 filed by Sherrie Britt requesting to establish a private family cemetery on the property located at 1501 Boone Road, Newnan (Parcel # 013-4094-002).

RESULT: Passed (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 # CONDUSE 25-05 filed by Sherrie Britt requesting to establish a private family cemetery on the property located at 1501 Boone Road, Newnan (Parcel # 013-4094-002) subject to the following conditions:

1. The cemetery shall not exceed 0.007± acres (300 square feet) and shall be used exclusively for the interment of family members.
2. Permanent stakes shall be placed at all four corners of the burial area to ensure the cemetery site is clearly identified and protected.
3. The boundary of the cemetery, as depicted in the survey prepared by Hilton Land Surveying, shall be officially recorded with the Clerk of Superior Court's Office.
4. A public safety representative and funeral home staff shall be present at all interments to ensure safe access and use of Boone Road during cemetery services.

RESULT: Passed (4 to 1)

MOVER: Billy Cranford

SECONDER: Dee Crouch

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

NAYS: Mike Yeager

Chairperson Mitchum reminded the applicant that a final decision regarding the variance will be rendered by the Board of Commissioners on Tuesday, March 17, 2026.

Additional Business

Zoning Manger Eschman explained that the next Board of Zoning Appeals meeting is scheduled for Thursday, March 26, 2026, at 6:00 p.m.

Adjournment

Motion to: Adjourn

The Board voted to adjourn the meeting.

RESULT: Passed (UNANIMOUS)

MOVER: Billy Cranford

SECONDER: Dee Crouch

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

Read, approved, and adopted this

the _____ day of _____, 2026

Chairperson

ATTEST: _____
BOZA Clerk