



Board of Zoning Appeals

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Public Hearing

Minutes

Lisa Eschman
770.254.2635

March 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	Absent
Russell Berry	District 3	Present
Dee Crouch	District 5	Absent
Ben Sewell	Community Development Director	Present
Lisa Eschman	Zoning Manager	Absent
Nicole Blackwell	Zoning Coordinator	Present
Rebekah Graham	Community Development Clerk	Present

The Coweta County Board of Zoning Appeals conducted a Public Hearing on Thursday, March 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 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 Tuesday, April 21, 2026.

Approval of Minutes

1. **Request Approval of the Minutes from the Public Hearing Held on February 26, 2026**

Motion to: Approve

The Board voted to approve the minutes from the Public Hearing held on Thursday, February 26, 2026.

RESULT: Passed (3-0)

MOVER: Billy Cranford

SECONDER: Russell Berry

AYES: Lisa Mitchum, Russell Berry, Billy Cranford

ABSENT: Dee Crouch, Mike Yeager

Petitions

2. **Public Hearing Regarding Petition # CONDUSE 26-01 Filed by Philip Beegle Requesting a Conditional Use Permit for Property Located at 848 Copeland Road, Newnan - District 3 - WITHDRAWN BY APPLICANT ON 3/9/2026**

Chairperson Mitchum explained that Petition # CONDUSE 26-01 filed by Philip Beegle requesting a Conditional Use Permit for property located at 848 Copeland Road, Newnan [Parcel # 044-5255-003 (partial)] was formally withdrawn by the applicant on March 9, 2026.

3. **Public Hearing Regarding Petition # VAR 26-04 Filed by Christopher Hembree Requesting a Front Yard Setback Reduction for Property Located at 9 Ivy Springs Drive, Newnan – District 4**

Zoning Coordinator Nicole Blackwell presented Petition # VAR-26-04 filed by Christopher Hembree requesting a front yard setback variance for property located at 9 Ivy Springs Drive, Newnan (Parcel # 120-6055-136). She explained that the subject property is Lot A-5 in the Ivy Trace Subdivision, consists of 0.82± acres, is zoned *RC (Rural Conservation)*, and contains a single-family residence constructed in 1996. The home is located on a corner lot at the intersection of Ivy Springs Drive and Ivy Trace Boulevard, with the front porch oriented toward Ivy Trace Boulevard. The applicant is requesting a variance from the required 50-foot setback to allow the construction of a new front porch. While the proposed porch will have a smaller footprint than the existing structure, it reconfigures the stairs so that they extend directly into the front yard rather than to the side. The proposed porch will extend approximately four (4) feet from the front of the residence and measure approximately six (6) feet in width. The associated steps and concrete landing pad will extend an additional eight (8) feet, two (2) inches beyond the porch, resulting in a total projection of twelve (12) feet, two (2) inches from the front of the home. As proposed, the porch would encroach five (5) feet into the required 50-foot setback, resulting in a 45-foot front setback from the right-of-way of Ivy Trace Boulevard.

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

1. The proposed porch replaces the existing structure with minimal change to the overall footprint.
2. Based on staff comments, the proposed request is not expected to impact the public facilities or the surrounding area.

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

1. The covered porch shall be located a minimum of 45 feet from the right-of-way of Ivy Trace Boulevard as shown on the site plan submitted with the variance application.

Ms. Blackwell asked if there were any questions from the Board for staff. There were none.

Chairperson Mitchum asked if the applicant was present.

Mr. Christopher Hembree, applicant, explained that the plan is to reduce the current porch size. By repositioning the stairs and concrete entry pad, access to the home and the use of equipment will be easier.

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

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding Petition # VAR-26-04 filed by Christopher Hembree requesting a front yard setback variance for property located at 9 Ivy Springs Drive, Newnan (Parcel # 120-6055-136).

RESULT: Passed (3-0)

MOVER: Billy Cranford

SECONDER: Russell Berry

AYES: Lisa Mitchum, Russell Berry, Billy Cranford

ABSENT: Dee Crouch, Mike Yeager

Motion to: Recommend Approval

The Board voted to recommend that the Board of Commissioners approve a 5-foot front yard setback reduction (from 50 feet to 45 feet) for property located at 9 Ivy Springs Drive, Newnan (Parcel No. 120-6055-136), as requested in Petition # VAR-26-04 filed by Christopher Hembree, subject to the following condition:

1. The covered porch shall be located a minimum of 45 feet from the right-of-way of Ivy Trace Boulevard as shown on the site plan submitted with the variance application.

RESULT: Passed (3-0)

MOVER: Billy Cranford

SECONDER: Russell Berry

AYES: Lisa Mitchum, Russell Berry, Billy Cranford

ABSENT: Dee Crouch, Mike Yeager

Chairperson Mitchum reminded the applicant that a final decision regarding this variance request will be rendered by the Board of Commissioners on Tuesday, April 21, 2026.

4. **Public Hearing Regarding Petition # VAR 25-26 Filed by Randall (Nick) Crawford Requesting a Buffer Reduction for Property Located at 498 Tommy Lee Cook Road, Palmetto – District 3**

Zoning Coordinator Blackwell presented Petition # VAR-25-26 filed by Randall (Nick) Crawford requesting a buffer variance for property located at 489 Tommy Lee Cook Road, Palmetto (Parcel # 117A-084). She explained that the subject property consists of 15.68± acres and was zoned *M (Industrial)* when the *Coweta County Zoning and Development Ordinance* was established in 1969. She further explained that the subject property is bordered by residential properties along the northernmost segment of the eastern property line (*RC – Rural Conservation*) and to the south (*CC – Cedar Creek*). To the west, the property is bordered by *M (Industrial)* zoned property, and the southernmost segment of the eastern property line lies within the City of Palmetto, where the adjoining properties are zoned *M-1 (Light Industrial)*. The applicant is proposing outdoor storage with 178 tractor-trailer parking spaces, and is requesting an 80-foot buffer reduction from the required 100-foot buffer along the northernmost segment of the eastern property line where the site adjoins property zoned residential.

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

1. The buffer requirement is intended to mitigate visual impact. A reduced buffer could limit that mitigation and may affect the adjacent residential property. Consideration of this request shall carry great weight with adjacent and nearby residential property owners to the east.
2. A power line easement runs through the center of the property, and the site

ranges in elevation from approximately 996 feet to 1,060 feet. However, development of the lot can be obtained with the required site development standards by reducing the number of parking spaces. The Board should consider if this request is justified as a hardship.

Ms. Blackwell 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 buffer along the northernmost segment of the eastern property line shall be 20 feet, as shown on the site plan submitted with the variance application.
2. The site shall be limited to one full-access driveway, which shall be located a minimum of 180-feet east of Alpine Way to minimize impacts to the operations of the intersection of Tommy Lee Cook Road and Alpine Way.
3. Any additional driveway shall be limited to right-in-right-out operation and shall include the construction of a physical barrier to prevent left turns into or out of the site.
4. Stormwater management for the site shall be designed based upon the assumption that all the proposed parking spaces and drive aisles are paved.
5. The applicant shall be responsible for stormwater management in compliance with *Chapter 30* of the *Coweta County Code of Ordinances*. Each sub-basin must be analyzed at the point where it exits the development site. In addition, runoff reduction practices shall be implemented upstream of detention/retention ponds to minimize maintenance issues and to provide a treatment-train approach, as intended by the *Ordinance*.

Ms. Blackwell also stated that a letter of support was received from Jeff Talley of Tommy Lee Cook Road, Palmetto. Mr. Talley is the owner of the property most affected, located to the east of the subject property on Tommy Lee Cook Road.

Ms. Blackwell asked if there were any questions from the Board for staff.

In response to questions from the Board regarding a discrepancy in the address stated in the letter of support from Mr. Jeff Talley, Ms. Blackwell explained that, upon further research, the discrepancy appeared to be a typographical error.

Chairperson Mitchum asked if the applicant was present.

Mr. Crawford, applicant, was not present. However, Mr. Ray Nestlehutt, the buyer of the subject property, was present and requested that the Board allow civil engineer, Robert Barcliff of Atlanta, Georgia, to speak on their behalf.

In response to a question from Chairperson Mitchum, Mr. Barcliff explained the hardships associated with the property. He stated that the proposed use would be tractor-trailer storage and that the property has significant topographic changes requiring grade adjustments from the front to the back. He also noted that approximately one-third of the property is encumbered by utility easements.

In response to follow-up questions from Vice Chairperson Cranford, Mr. Barcliff explained that, if the variance is not granted, it would limit the functional area for which the property is zoned. He acknowledged that the property would remain functional; however, without the variance, limitations on its functional use would be created.

Mr. Nestlehutt requested to address the Board. He explained that the property already has an existing land berm, which they would like to continue utilizing as a buffer.

In response to a question from Chairperson Mitchum, Community Development Director, Ben Sewell explained the location of the land berm on the property.

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

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding Petition # VAR-25-26 filed by Randall (Nick) Crawford requesting a buffer variance for property located at 489 Tommy Lee Cook Road, Palmetto (Parcel # 117A-084).

RESULT: Passed (3-0)

MOVER: Billy Cranford

SECONDER: Russell Berry

AYES: Lisa Mitchum, Russell Berry, Billy Cranford

ABSENT: Dee Crouch, Mike Yeager

Motion to: Recommend Denial

The Board voted to recommend that the Board of Commissioners deny Petition # VAR-25-26 filed by Randall (Nick) Crawford requesting a buffer variance for property located at 489 Tommy Lee Cook Road, Palmetto (Parcel # 117A-084).

RESULT: Passed (3-0)

MOVER: Lisa Mitchum

SECONDER: Russell Berry

AYES: Lisa Mitchum, Russell Berry, Billy Cranford

ABSENT: Dee Crouch, Mike Yeager

Chairperson Mitchum reminded the applicant that a final decision regarding this variance

request will be rendered by the Board of Commissioners on Tuesday, April 21, 2026.

Additional Business

Zoning Coordinator Blackwell explained that the next Board of Zoning Appeals meeting is scheduled on Thursday, April 23, 2026, at 6:00 p.m.

Adjournment

Motion to: Adjourn

The Board voted to adjourn the meeting.

RESULT: Passed (3-0)

MOVER: Billy Cranford

SECONDER: Russell Berry

AYES: Lisa Mitchum, Russell Berry, Billy Cranford

ABSENT: Dee Couch, Mike Yeager