



Board of Zoning Appeals

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Public Hearing

Agenda

Shannon Zerangue
County Clerk
770.254.2601

May 21, 2026

6:00 PM

Commission Chambers - 37 Perry
Street, Newnan

Board of Zoning Appeals

Roll Call/Call to Order

Approval of Minutes

1. Request Approval of the Minutes from the Public Hearing Held on April 23, 2026

Petitions

2. Public Hearing Regarding Petition # VAR 26-10 Filed by Andrew and Elizabeth Straessle, Represented by Mark Murphy Requesting a Front Yard Setback Variance for Property Located at 9 West Shore Trace, Newnan - District 3
3. Public Hearing Regarding Petition # VAR 26-11 Filed by Jeffrey Grubbs Requesting a Guest House Variance for Property Located at 344 Bill Hart Road, Newnan - District 2

Additional Business

Adjournment

As set forth in the Americans with Disabilities Act of 1992, the Coweta County government does not discriminate on the basis of disability, and will assist citizens with special needs given proper notice (48 hours). For information, please call (770) 254-2608.



To: Board of Zoning Appeals
From: Shannon Zerangue, County Clerk
Date: May 21, 2026
RE: Minutes from the Public Hearing Held on April 23, 2026

Issue:

Minutes from the Public Hearing Held on April 23, 2026

Discussion:

The Clerk has prepared the minutes from the Public Hearing held on April 23, 2026.

Fiscal Impact:

Estimated Cost:

Is this Budgeted?

Funding Source:

Recommendation:

Staff recommends that the Board approve the minutes from the Public Hearing held on April 23, 2026.

DRAFT



Board of Zoning Appeals

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Public Hearing

Minutes

Lisa Eschman
770.254.2635

April 23, 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 - Chairman	Present
Billy Cranford	District 4 - Vice Chairman	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
Madonna Overton	Community Development Clerk	Present

The Coweta County Board of Zoning Appeals conducted a Public Hearing on Thursday, April 23, 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 May 19, 2026, at 6:00 pm.

Approval of Minutes

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

Motion to: Approve

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

RESULT: PASSED (UNANIMOUS)

MOVER: Billy Cranford

SECONDER: Russell Berry

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

Petitions

2. Public Hearing Regarding Petition # VAR 26-002 Filed by Virginia Singh Requesting a Buffer Variance for Property Located at the Southwest Corner of SR 34 West and Bruce Jackson Road, Newnan - District 2

Zoning Manager Lisa Eschman presented Petition # VAR 26-002 filed by Virginia Singh requesting a buffer variance for property located at the southwest corner of State Route 34 West and Bruce Jackson Road, Newnan [Parcel # 026-3101-003 (partial)]. She explained that the subject property consists of 1.83± acres, is approximately 300 feet by 300 feet, parallelogram in shape, and zoned *C (Old Commercial)*. This zoning designation has been in place since the adoption of the *Coweta County Zoning and Development Ordinance* in 1969. She further explained that the applicant is under contract with Lot Development Georgia, LLC to purchase approximately 12.56± acres, including the subject property identified as Lot 300, as well as Lot 6 (5.30± acres) to the west and Lot 7 (5.43± acres) to the south, both zoned *RC (Rural Conservation)*. The applicant proposes to develop a 4,725 square foot convenience store with gasoline sales on the commercially zoned portion of the property, which requires a 50-foot buffer adjacent to the residential zoned properties. The septic system is proposed at the southwest corner of the property. Access is provided via two driveways: a right-in/right-out driveway on SR 34 and a full-access driveway on Bruce Jackson Road. A 15-foot undisturbed buffer is shown along the western property line, and a 25-foot undisturbed buffer is shown along the southern property line. A convenience store is permitted within the *C (Old Commercial)* zoning district, subject to compliance with all applicable zoning regulations, including, but not limited to, buffer requirements. According to the applicant, the property's configuration limits the ability to accommodate the required 50-foot buffer; therefore, a variance from *Article 25* is requested to reduce the buffer requirements as outlined below:

- Buffer Reduction to 15 feet along the western property line, resulting in a reduction of 35 feet.
- Buffer Reduction to 25 feet along the southern property line, resulting in a reduction of 25 feet.

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

1. The lot is shallow and parallelogram-shaped, a configuration that appears to date to the County's original 1969 zoning. However, the property retains a viable building envelope capable of meeting the applicable buffer requirements.
2. Consideration should be given to the potential impacts on adjacent property owners.
3. The Board should consider whether the request to reduce the buffer requirements along the western and southern property lines is justified by a hardship as the ordinance requires.

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. A 15-foot buffer shall be planted along the western property line. The buffer plantings shall meet the requirements of *Article 25*.
2. A 25-foot buffer shall be planted along the southern property line. The buffer plantings shall meet the requirements of *Article 25*.

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

Chairperson Mitchum asked if the applicant was present.

Mr. Manny Singh, Lakeview Way, LaGrange addressed the Board on behalf of the applicant, regarding a variance request for 12.56± acres located at the southwest corner of Highway 34 and Dr. Bruce Jackson Road. He explained that the request includes reducing the required landscape buffers along the western property line from 50 feet to 15 feet and along the southern property line from 50 feet to 25 feet, as well as reducing the front setback for a proposed fuel canopy from 135 feet to approximately 95 feet. He further explained that the request is driven by the property's unique physical characteristics, including its parallelogram shape, shallow depth, slope toward the highway, and constraints related to septic placement and stormwater management. He noted that without the requested variances, the site would only support a small building of approximately 1,000 to 1,500 square feet with minimal infrastructure and no canopy,

making the project impractical for commercial use. He affirmed that, despite the reduced buffers, the development would comply with applicable planting and screening requirements and would address lighting, noise, stormwater, and access in accordance with County and Georgia Department of Transportation (GDOT) standards. He also expressed willingness to construct a left-turn lane on Highway 34 if required. He cited similar variances granted to nearby properties and emphasized his intent to work collaboratively with the County and community, noting his prior contribution of 3.79± acres for a new fire station in 2023. He emphasized that his goal has always been to work collaboratively with the County and that he understands recent approvals in the area; however, he emphasized that this proposal is fundamentally different in that it is intended to serve as a small, neighborhood-scale commercial use. He clarified that the request does not involve rezoning or an increase in intensity, but rather modest dimensional adjustments to address the site's physical constraints. He noted that similar commercial developments, particularly within city limits, exist on smaller parcels with reduced canopy setbacks, and that his request for a setback of approximately 93 feet is consistent with those examples. He stressed that the request is not based on convenience, but on the practical limitations of the property, and that without the variance, the site cannot be reasonably developed for its intended commercial use.

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

Chairperson Mitchum called for any comments in opposition to the variance request. The following citizens addressed the Board citing their opposition.

Mr. Randall Duncan, Dr. Bruce Jackson Road, Newnan spoke in opposition to the variance request. He stated that although he is an attorney, he does not represent any party involved in the matter. He expressed concerns that the proposed development would negatively impact the rural character of the area and asserted that the surrounding neighborhood does not want a convenience store at this location. He argued that variances should be granted only as a last resort and represent the minimum necessary deviation, stating that the applicant's request exceeds that standard and appears to be driven by development convenience rather than true hardship. He noted that the proposed 4,500-square-foot store is not a small-scale use and that the requested buffer reductions would eliminate a significant portion of the required buffering. He further expressed concerns that approval could set a precedent for additional commercial development at this intersection, as all four corners are zoned commercial. He raised safety concerns regarding traffic conditions, citing congestion and traffic stops in the area, and questioned potential future aspects of the business such as alcohol sales, lottery, and hours of operation. In conclusion, he urged the Board to recommend denial of the request.

Ms. Cindy Millard, Dr. Bruce Jackson Road, Newnan spoke in opposition to the variance

request, specifically addressing the proposed buffer reductions. She stated that she and her husband submitted a letter for the record and emphasized that the required commercial buffers are intended to protect adjacent residential properties and uphold the integrity of the *Rural Conservation (RC)* zoning. She described zoning as a promise to property owners regarding the character and value of their investment and expressed concern that reducing buffers would negatively impact neighboring residential properties. She noted that the applicant does not yet own the property and argued that no true hardship exists to justify the request. She further stated that the area is a rural residential community with no nearby commercial development along Dr. Bruce Jackson Road and limited commercial uses several miles away. She expressed concerns that buffer reductions could affect property values, drawing on her experience in the real estate industry, and suggested that the proximity of commercial development could deter future buyers. She concluded by reiterating her opposition to the request and concerns about preserving the character and value of the neighborhood.

Mrs. Jerrie Kee, Dr. Bruce Jackson Road, Newnan, stated that she and her family have lived in the area for many years, and that her husband's family had also resided there prior to them. They have observed significant changes in the county over time. She expressed concerns about existing traffic conditions along Dr. Bruce Jackson Road and the proposed addition of a commercial gas station at the end of the road. She noted that, as a school bus driver, she experiences heavy traffic and delays in the area, particularly during morning and afternoon school commute times. She stated that turning movements at the intersection are already difficult, especially for larger vehicles, and expressed concern that existing conditions make access from Franklin Highway and Dr. Bruce Jackson Road challenging and potentially unsafe. She further stated that proposed improvements such as turn lanes would not adequately address the overall traffic and safety issues at the intersection. While acknowledging prior traffic studies, she expressed the opinion that they do not fully reflect actual traffic conditions and suggested that additional study is needed. She also referenced a history of traffic accidents in the area and concluded that adding a higher-intensity commercial use at the location would exacerbate existing safety concerns.

Mr. Robert Winslow, Dr. Bruce Jackson Road, Newnan stated that he and his wife own the two properties immediately adjacent to the proposed site on Dr. Bruce Jackson Road. He identified himself as a professional engineer with over 30 years of experience in commercial site and highway design and as a subject-matter expert in development engineering. He noted that he would support appropriate commercial development on the corner if it were designed within the constraints of the approved zoning and did not pose safety concerns, and indicated he could support a variance if it were justified for a properly designed project. However, in his professional opinion, he stated that the current application does not meet those standards. He expressed concern that the stated justifications for the variance are inadequate and characterized the proposal as excessive in scope, involving significant buffer reductions on multiple sides of the property. He also

disputed claims regarding the property's physical constraints, stating that the site is not irregularly shaped or shallow in a manner that would warrant the requested relief. He further stated that the reduction in the southern buffer would significantly impact his properties and noted that the proposal includes a 36-foot-wide driveway, which he characterized as wider than a fire station driveway and intended to accommodate fuel truck access. He expressed concerns that reducing buffers adjacent to residential properties would result in unavoidable impacts, including increased noise, light, and traffic. He added that these impacts would be particularly significant for nearby residences, including those directly facing the proposed gas station canopy, and concluded that the proposed changes would further move development closer to neighboring homes and negatively affect their use and enjoyment of the properties.

Chairperson Mitchum called Mr. Singh back for his rebuttal.

Mr. Singh responded that he appreciated the feedback and clarified that the proposed development would not be a 24-hour operation, stating that it would operate from 6:00 a.m. to 10:00 p.m. He added that, because his team would also own the two adjacent lots, there is flexibility to provide additional buffering on those properties if needed to offset reduced buffers on the subject site. He stated that the project would comply with all applicable zoning and development standards and referenced the traffic study, noting that it did not recommend major roadway improvements. He further stated that he is willing to fund and construct a westbound left-turn lane onto Dr. Bruce Jackson Road to help reduce congestion. He concluded by noting that the project has been in planning for approximately a year and a half and that the applicant had previously delayed submitting the request.

Motion to: Close Public Hearing

The Board voted to close the Public Hearing regarding Petition # VAR 26-002 filed by Virginia Singh requesting a buffer variance for the property located at the southwest corner of State Route 34 West and Bruce Jackson Road, Newnan [Parcel # 026-3101-003 (partial)].

RESULT: Passed (UNANIMOUS)

MOVER: Dee Crouch

SECONDER: Russell Berry

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

The Board discussed the requested variance related to buffer reductions.

Board Member Yeager noted his familiarity with the area, including existing traffic conditions, accident history, citations, and roadway hazards associated with the intersection. He explained that, based on conversations with area residents and his

knowledge of the site, he did not believe a hardship existed to justify granting the variance and indicated he was prepared to make a motion.

The Board continued discussion regarding whether the request met the legal standard required for a hardship variance.

Chairperson Mitchum stated that the request did not constitute a hardship under the variance criteria, noting that the applicant owned or had access to additional surrounding acreage that could potentially be utilized through other zoning processes.

Board Member Crouch clarified that the parcel itself had been commercially zoned since 1969 and that a gas station had previously operated at the intersection.

Chairperson Mitchum and Board Member Barry further explained that the previous store had been located on the opposite corner from the subject property.

Vice Chairperson Cranford discussed the submitted traffic study, which indicated negative impacts on traffic service at the intersection and the potential for a decline in service. He further explained that there were potential roadway improvements that could help mitigate traffic impacts.

Board members emphasized that the request before them was not a rezoning application, but specifically a variance request for reduced buffers. Following discussion, several members concluded that no hardship had been demonstrated to support approval of the variance under the Board's standards. Discussion concluded with comments that the applicant has alternative avenues available for pursuing development of the property.

Motion to: Recommend Denial

The Board voted to recommend that the Board of Commissioners deny a buffer variance for the property located at the southwest corner of State Route 34 West and Bruce Jackson Road, Newnan [Parcel # 026-3101-003 (partial)] as requested in Petition # VAR 26-002 filed by Virginia Singh.

RESULT: Passed (4-1)

MOVER: Mike Yeager

SECONDER: Lisa Mitchum

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

NAYS: Dee Crouch

Chairperson Mitchum reminded the applicant that the final decision regarding the variance will be rendered by the Board of Commissioners on Tuesday, May 19, 2026, at 6:00 p.m.

3. **Public Hearing Regarding Petition # VAR 26-003 Filed by Virginia Singh Requesting a Front Building Setback Variance for Property Located at the Southwest Corner of SR 34 West and Bruce Jackson Road, Newnan - District 2**

Zoning Manager Eschman presented Petition # VAR 26-003 filed by Virginia Singh requesting a front building setback variance for the property located at the southwest corner of State Route 34 West and Bruce Jackson Road, Newnan [Parcel # 026-3101-003 (partial)]. She explained that the subject property consists of 1.83± acres, is approximately 300 feet by 300 feet, parallelogram in shape, and zoned *C (Old Commercial)*. This zoning designation has been in place since the adoption of the *Coweta County Zoning and Development Ordinance* in 1969. She further explained that the applicant is under contract with Lot Development Georgia, LLC to purchase approximately 12.56± acres, including the subject property identified as Lot 300, as well as Lots 6 (5.30± acres) and 7 (5.43± acres), both zoned *RC (Rural Conservation)*. The applicant proposes to develop a 4,725 square foot convenience store with gasoline sales on the commercially zoned portion of the property. The septic system is proposed at the southwest corner of the property. Access is provided via two driveways: a right-in/right-out driveway on SR 34 and a full-access driveway on Bruce Jackson Road. The fuel canopy is located approximately 100 feet from the property line along Bruce Jackson Road and 93 feet from the centerline of SR 34 West. A convenience store is permitted within the *C (Old Commercial)* zoning district, subject to compliance with all applicable zoning regulations, including, but not limited to, the required building setbacks. According to the applicant, the configuration of the property limits the buildable area and constrains the placement of the fuel canopy. Therefore, the applicant is requesting a variance from *Article 23. Dimensional Requirements* to reduce the required 135-foot front building setback, measured from the centerline of the right-of-way along SR 34 West, to 93 feet, a reduction of 42 feet.

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

1. The lot is shallow and parallelogram-shaped, a configuration that appears to date to the County's original 1969 zoning. Since the district's establishment, the effective front setback has increased from 50 feet measured from the right-of-way to 135 feet measured from the centerline, representing an approximate functional increase of 35 feet. Despite this change, the property retains a viable building envelope capable of meeting all applicable setback requirements.
2. Consideration should be given to the potential impacts on adjacent property owners.
3. The Board should consider whether the request to reduce the required front building setback along SR 34 is justified by a hardship as the ordinance requires.

Should the Board of Zoning Appeals recommend approval of the variance request, the

Community Development Department is submitting the following conditions for consideration:

1. The front setback along SR 34 West shall be 93 feet from the centerline of SR 34 West as shown on the site plan submitted with the variance application package.
2. The applicant shall install a left turn lane from westbound SR 34 onto Bruce Jackson Road. The left turn lane shall meet the requirements of Coweta County and the *Georgia Department of Transportation (GDOT)*. The left turn lane shall be constructed and approved prior to the issuance of a Certificate of Occupancy.

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

In response to a question from Board Member Yeager regarding right-of-way measurements on Bruce Jackson Road, Community Development Director Ben Sewell explained that the County's right-of-way is 80 feet. He further explained that setbacks for County roads differ from those on state or arterial routes. Bruce Jackson Road follows the County's standard setback, while state and arterial roads require larger setbacks to allow for possible future widening and to avoid the need to purchase existing buildings.

Chairperson Mitchum asked if the applicant was present.

Mr. Manny Singh, Lakeview Way, LaGrange addressed the Board on behalf of the applicant. He explained that the proposed fuel canopy would fall within the 135-foot setback, requiring approval of the variance. He stated that, without the variance, the site could only accommodate fuel pumps without a canopy. He explained that the request is driven by the property's physical constraints, including the need to locate the septic system in the rear because of suitable soil conditions and a required detention pond in the front. Although a traffic study did not require major improvements, he noted the applicant is willing to add a turn lane to support the project. He clarified that the business would operate from 6:00 a.m. to 10:00 p.m., not 24 hours. He added that rezoning adjacent lots was considered but deemed impractical, as it could reduce their residential value. He concluded by requesting approval of the variance, stating a willingness to reduce the building size and incorporate any additional buffering or conditions recommended by the County.

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. The following citizens addressed the Board citing their opposition.

Mr. Randall Duncan, Dr. Bruce Jackson Road, Newnan, spoke in opposition, stating that the parcel is not unique aside from its slightly irregular shape, noting it is otherwise flat and typical with no unusual features. He argued that the issue stems from trying to fit a large project on a small lot. He expressed concerns about the reduced buffer, noting the proposed development on 1.83± acres is too large for the site. He also stated that the project is not a small local business but part of a larger development effort, and believes it would negatively impact the surrounding residential neighborhood. He raised additional concerns regarding heavy and unsafe traffic in the area, particularly near the hill and nearby intersections, and said traffic studies may not fully reflect current conditions. He concluded that the project is not a good fit for the Dresden area and urged the Board to deny the canopy setback variance on behalf of the residents.

Ms. Cindy Millard, Dr. Bruce Jackson Road, Newnan, expressed strong opposition to the requested canopy setback variance, citing significant safety concerns based on long-term observation of traffic conditions in the area. She stated that since purchasing her home in 2013, traffic along Bruce Jackson Road has increased substantially, as it has across all Coweta County. She explained that the nearby intersection is dangerous, especially because of a hill to the west that makes it hard to see oncoming cars. Drivers have to look carefully and wait a long time before pulling out. She shared that there are frequent and serious crashes at this location. These are T-bone accidents that require police, EMS, and tow trucks, and can block traffic for hours. She noted that she and her household often see and hear these crashes from their home, and that vehicles involved in accidents often end up in the area where a retention pond is proposed. She also described her efforts to get crash data from the Department of Transportation and mentioned that while some warning signs were added, the accidents have continued. In response to a statement that no letters had been received from residents to the west of the location, she explained that the parcel is part of what was once a large estate, not residential properties, and that this is why no letters were received. She reiterated that her main concern is safety and believes the request should be denied.

Mr. Robert Winslow, Dr. Bruce Jackson Road, Newnan, emphasized that the safety concerns associated with the intersection in question, stating that its dangers cannot be overstated. He referenced a recent conversation with Georgia Department of Transportation engineering, noting that the discussion highlighted significant regulatory and safety constraints. He explained that a nearby property, formerly a gas station, could not be redeveloped for similar use because of safety issues, reinforcing the severity of the location. He further stated that even securing a driveway permit onto the highway is not guaranteed, citing a required 350-foot separation from Bruce Jackson Road and a lack of thorough engineering review or coordination with the DOT in the applicant's current site plan. Concerns were raised about the potential need to fill in a roadside ditch to construct a driveway, which currently provides critical visibility of oncoming traffic traveling at speeds exceeding 70 miles per hour. He argued that this change would severely obstruct

sight lines and increase the risk of accidents. He also dismissed comparisons made by the applicant to another gas station site, explaining that it differs significantly in location, layout, and safety features. He acknowledged staff comments regarding future road widening, noting that the highway is likely to expand to four lanes, which would further complicate the proposal. He urged the Board to deny the variance request, stating that the design prioritizes profit over public safety and would worsen visibility by adding signage and structures into critical sight lines. He concluded that the project is not appropriate for the site and offered to answer any questions following the meeting.

Zoning Manager Eschman advised the Board that letters expressing opposition to these variances had been received from the following citizens:

- Edward Downing, Pierce Chapel Road, Newnan
- Paul and Julie Pruett, Pierce Chapel Road, Newnan

Chairperson Mitchum called Mr. Singh back for his rebuttal.

Mr. Singh stated that the submitted plan is conceptual and not a final engineered design. He referenced an email from last year with GDOT regarding the proposed access layout. He explained that the email indicated that, during the permitting process, all GDOT encroachment permit requirements and Coweta County recommendations would need to be met.

Motion to: Close Public Hearing

The Board voted to Close Public Hearing regarding Petition # VAR 26-003 filed by Virginia Singh requesting a front building setback variance for property located at the southwest corner of SR 34 West and Bruce Jackson Road, Newnan [Parcel # 026-3101-003 (partial)].

RESULT: Passed (UNANIMOUS)

MOVER: Billy Cranford

SECONDER: Russell Berry

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

The Board discussed whether the requested buffer variance constituted a hardship under the County's standards.

Board Member Barry explained that although the parcel was intended for commercial use, he did not believe the applicant had demonstrated a hardship sufficient to justify the request. He also referenced safety concerns associated with the busy state highway and traffic conditions in the area.

Board Member Yeager agreed, noting that State Route 34 presented significantly different

traffic and safety concerns than other comparable roadways within the county. He stated that, in his opinion, the request appeared to be an attempt to fit development into a site that may not adequately accommodate the proposed layout under current regulations.

Vice Chairperson Cranford clarified that the primary issue before the Board was whether the property remained viable for commercial development under the current buffer requirements. He referenced a prior case involving redevelopment of another commercially zoned property where the Board recommended approval of a variance because updated buffer requirements made the site difficult to redevelop. He stated that similar hardship considerations could apply to the current request, as the newer buffer standards may limit the property's development potential.

Chairperson Mitchum questioned whether the applicant's ownership or control of adjacent property could provide alternative development options, including shifting the project footprint farther from the highway.

Board members discussed whether additional property could be rezoned or incorporated into the commercial tract to accommodate the required buffers.

Board Member Crouch explained that the County established the expanded setback requirements to preserve future right-of-way needs in the event the roadway is widened, thereby avoiding the potential need to condemn existing structures. The intent was to reduce future acquisition costs by encouraging development to be set back farther from the roadway so that, if widening occurs in the future, the County would not be required to purchase structures.

Chairperson Mitchum referenced the previously mentioned setback approval case and explained that the circumstances were different for that parcel.

Board Member Barry agreed with Chairperson Mitchum and further explained that there was no additional property available for purchase in that case, whereas the current applicant may have the option to acquire additional parcels. He asked staff whether the County ever allows lot line adjustments or amendments to expand *Rural Conservation (RC)* zoning into old *Commercial (C)* zoning.

Community Development Director Ben Sewell responded to questions from the Board and explained that the expanded highway setback requirements were originally established to preserve future right-of-way needs should the roadway eventually be widened. He further explained that if additional property were rezoned behind the site, the development could potentially be shifted farther from the roadway, thereby reducing the need for a variance.

Chairperson Mitchum added that the Board had considered a similar case the previous year involving gas stations requesting setback variances on state highways. She noted that the Board recommended denial of those requests because of the potential for future state

road widening, which could have required the County to acquire the property.

Motion to: Recommend Denial

The Board voted to recommend that the Board of Commissioners deny a front building setback variance for property located at the southwest corner of SR 34 West and Bruce Jackson Road, Newnan [Parcel # 026-3101-003 (partial)] as requested in Petition # VAR 26-003 Filed by Virginia Singh.

RESULT: Passed (3-2)

MOVER: Mike Yeager

SECONDER: Russell Berry

AYES: Lisa Mitchum, Russell Berry, Mike Yeager

NAYS: Dee Crouch, Billy Cranford

Chairperson Mitchum reminded the applicant that the final decision regarding the variance will be rendered by the Board of Commissioners on Tuesday, May 19, 2026, at 6:00 p.m.

4. Public Hearing Regarding Petition # VAR-26-009 Filed by Bryan Cahoon Requesting a Front Building Setback Variance for Property Located at 1640 Hines Road, Moreland - District 2

Zoning Manager Lisa Eschman presented Petition # VAR 26-009 filed by Bryan Cahoon requesting a front building setback variance for property located at 1640 Hines Road, Moreland [Parcel # 116-2225-005 (partial)]. She explained that the subject property consists of 16.50± acres, zoned *RC (Rural Conservation)*, and contains a primary dwelling constructed in 1980. The applicant is currently constructing a 1,000 square-foot guest house for a family member. Guest houses are permitted within the *RC (Rural Conservation)* zoning district, subject to applicable requirements, including a minimum lot size of 10± acres. She further explained zoning setbacks are established through the Zoning Verification and confirmed during the Site Preparation Permit review, while the elevation certificate is used solely to verify floodplain compliance. To initiate construction of the guest house, the applicant obtained an approved Zoning Verification (ZV-25-108) on November 13, 2025, which formally communicated the required 100-foot front building setback and noted the need for an elevation certificate to verify the structure would be located above the floodplain. The applicant then submitted a site sketch for the Site Preparation Permit on November 17, 2025, which reflected compliance with the required 100-foot setback. The applicant's surveyor, S.A. Gaskins, later submitted the required elevation certificate along with a surveyed site plan on December 2, 2025, indicating a reduced front setback. On January 7, 2026, staff approved the elevation certificate and the accompanying site plan for purposes of floodplain compliance, which is not the instrument that verifies zoning setbacks. Subsequently, a site preparation permit (RES-SFS-25-0449) was issued on January 8, 2026. All site preparations were met. On February 24, 2026, a foundation permit (RES-SFF-26-0046) was issued to allow the guest house foundation to

be poured. Upon submission of the foundation survey, it was determined that the structure does not comply with the required 100-foot front building setback from Hines Road. The survey shows the guest house is located approximately 83 feet, 6 inches from Hines Road. The applicant based the foundation placement on the floodplain verification site plan that had been submitted with the elevation certificate, rather than the site sketch submitted with the Site Preparation Permit, which was the document reflecting the required 100-foot front setback. The applicant is requesting a variance to allow the guest house to remain 83 feet, 6 inches from Hines Road, resulting in a front setback reduction of 17 feet.

During the review of the elevation certificate and site plan, staff focused on confirming floodplain compliance, and the reduced front setback shown on the accompanying plan was not reconciled against the setback from Hines Road previously established through the Zoning Verification and Site Preparation Permit review. Consequently, the applicant proceeded with construction based on the drawing associated with the elevation certificate.

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

1. Based on staff comments, the proposed request is not expected to impact public facilities or the surrounding area.
2. The Board should consider if this request is justified by hardship.

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

1. The front building setback for the guest houses shall be 83-ft from the property line along Hines Road.

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

Chairperson Mitchum asked if the applicant was present.

Mr. Bryan Cahoon, applicant, explained that he was constructing a guest house on his property located on Hines Road. He further explained that prior to beginning construction, he contacted Community Development multiple times for clarification on setback requirements and was advised that a 100-foot setback from Hines Road was required. He noted that the zoning report also referenced a 100-foot setback from Hines Road; however, he later learned that the measurement was to be taken from the right-of-way, resulting in an approximate 13 to 15 foot discrepancy. He stated that this misunderstanding led to the current situation and requested consideration of allowing

construction to continue, so the residence can be completed for family use.

Chairperson Mithcum asked if there were any comments in support of the proposed variance.

Ms. Eschman reported that a letter of support had been received from Herb and Megan Wagner, Hines Road, Moreland, Georgia.

Chairperson Mithcum asked if there were any comments of opposition. There were none.

Motion to: Close Public Hearing

The Board voted to close the Public Hearing regarding Petition # VAR 26-009 filed by Bryan Cahoon requesting a front building setback variance for property located at 1640 Hines Road, Moreland [Parcel # 116-2225-005 (partial)].

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 a 17 foot front building setback reduction (from 100 feet to 83 feet) for property located at 1640 Hines Road, Moreland [Parcel # 116-2225-005 (partial)] as requested in Petition # VAR 26-009 filed by Bryan Cahoon.

RESULT: Passed (UNANIMOUS)

MOVER: Billy Cranford

SECONDER: Dee Crouch

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

Chairperson Mitchum reminded the applicant that the final decision regarding the variance will be rendered by the Board of Commissioners on Tuesday, May 19, 2026, at 6:00 p.m.

5. Public Hearing Regarding Petition # VAR 26-001 Filed by Blue Frog Engineering, LLC on Behalf of TSP, LLC Requesting a Front Yard Setback Variance for Property Located at the Northwest Corner of Highway 29 and Pine Road, Newnan - District 2

Zoning Coordinator Nicole Blackwell presented Petition # VAR-26-001 filed by Blue Frog Engineering, LLC on behalf of TSP, LLC, requesting a front yard setback variance for property located at the northwest corner of South Highway 29 and Pine Road, Newnan (Parcel # 076-2072-02). She explained that the property consists of 1.72± acres and fronts

three roads: South Highway 29 along the east, and Pine Road along the south and west. A Georgia Power easement crosses the northeast corner. Adjacent properties and those across Pine Road are zoned *M (Industrial)*, while properties across South Highway 29 are zoned *C (Old Commercial)*. The site plan proposes a two-story, 5,500± square foot veterinary clinic. The application indicates the development will maintain the required landscape buffers and compliance with *QDCD (Quality Development Corridor District)* architectural standards. She further explained that because the property fronts South Highway 29 and Pine Road, three front setbacks are required. The site meets the setback along the western Pine Road frontage, but the applicant requests variances for the eastern and southern front setbacks as outlined below:

Eastern Property Line (South Highway 29)

- Required Setback: 135 feet from the centerline of South Highway 29
- Requested Setback: 105 from the centerline of South Highway 29 (a 30-foot reduction)

Southern Property Line (Pine Road)

- Required Setback: 100 feet from the right of way of Pine Road
- Requested Setback: 60 feet from the right of way of Pine Road (a 40-foot reduction)

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

1. The combination of required setbacks along three road frontages, due in part to right-of-way acquisition, and the presence of a utility easement limits the developable area.
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 submits the following conditions for consideration:

1. Eastern Property Line (South Highway 29): The front setback shall be 105 feet from the centerline of South Highway 29 as shown on the site plan submitted with the variance application.
2. Southern Property Line (Pine Road): The front setback shall be 60 feet from the right-of-way of Pine Road 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. Kai Burk of Blue Frog Engineering, Watkinsville, Georgia, explained that the parcel is uniquely constrained by three front setbacks and a narrow north-to-south orientation, which limits the developable area. He stated that access is proposed from the adjacent Dollar General property, as it would better support the surrounding road network. He noted that restricting development to the existing building envelope would negatively impact site circulation and functionality. He explained that the site plan was designed to maintain required buffers and provide adequate screening along adjacent roads and properties. Because of these constraints, he is requesting setback variances while still maintaining adequate separation from Pine Road and Highway 29 and improving overall site circulation.

Chairperson Mitchum called for any comments in support of the proposed variance.

Ms. Shelby Tidwell, Tudor Way, Senoia, and co-owner of TSP, LLC, spoke in support of the application. She stated that Blue Frog Engineering is representing the project and noted that TSP, LLC currently operates a veterinary hospital in Palmetto, with the proposed site serving as a second location further south. She explained their interest in expanding services to better serve the community. She added that their organization provides care for the Coweta County (K9 Unit) and noted that the proposed location would provide closer proximity and improved access for those services.

Motion to: Close Public Hearing

The Board voted to Close Public Hearing regarding Petition # VAR 26-001 filed by Blue Frog Engineering, LLC on behalf of TSP, LLC requesting a front yard setback variance for property located at the northwest corner of Highway 29 and Pine Road, Newnan (Parcel # 076-2072-02).

RESULT: Passed (UNANIMOUS)

MOVER: Billy Cranford

SECONDER: Dee Crouch

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

Board Members discussed whether there were any hardships established for the variance

request.

Vice Chairperson Cranford asked whether areas outside the proposed building envelope could still accommodate parking, circulation, and stormwater detention facilities.

Chairperson Mitchum requested clarification regarding whether variances would also be required for parking and stormwater management facilities.

Zoning Manager Eschman confirmed that the variance request applied only to the building setback and that parking and stormwater facilities could be located outside the building envelope without additional variance approval.

Vice Chairperson Cranford acknowledged the engineer's comments regarding traffic flow but stated that the site still appeared capable of accommodating the proposed clinic within the existing buildable area while utilizing the remaining portions of the property for parking and stormwater management. Based on those considerations, he stated that he did not believe the applicant had demonstrated a sufficient hardship to justify the variance request.

Chairperson Mitchum agreed, stating that she also did not find that a hardship had been established.

Motion to: Recommend Denial

The Board voted to recommend that the Board of Commissioners deny a front yard setback variance for property located at the northwest corner of Highway 29 and Pine Road, Newnan (Parcel # 076-2072-02) as requested in Petition # VAR 26-001 filed by Blue Frog Engineering, LLC on Behalf of TSP, LLC.

RESULT: Passed (4-1)

MOVER: Lisa Mitchum

SECONDER: Billy Cranford

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

NAYS: Dee Crouch

Chairperson Mitchum reminded the applicant that the final decision regarding the variance will be rendered by the Board of Commissioners on Tuesday, May 19, 2026, at 6:00 p.m.

Additional Business

Zoning Manager Eschman explained that the next Board of Zoning Appeals meeting is scheduled for May 21, 2026, at 6:00 p.m.

Adjournment

Motion to: Adjourn

The Board voted to adjourn the meeting.

RESULT: Passed (UNANIMOUS)

MOVER: Dee Crouch

SECONDER: Billy Cranford

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

Chairperson

Read, approved, and adopted this

the _____ day of _____, 2026

ATTEST: _____
BOZA Clerk



Community Development

To: Board of Zoning Appeals
From: Nicole Blackwell, Zoning Coordinator
Date: May 21, 2026
RE: Petition #: VARIANCE 26-10
Applicant: Andrew and Elizabeth Straessle, Represented by Mark Murphy
Property Owners: Andrew and Elizabeth Straessle
Location: 9 West Shore Trace, Newnan
Commission District: 3rd - Bob Blackburn
Tax Parcel(s): 071-5184-057
Property Size: 0.819± acres
Current Zoning: RC (Rural Conservation)
Requested Zoning: N/A
Proposed Use: Seeking approval to build a detached garage 40 feet from right-of-way
Public Hearing (Date, Time, Location): May 21, 2026 at 6:00 PM - 37 Perry Street, Newnan

Issue:

Petition # VAR 26-10 Filed by Andrew and Elizabeth Straessle Requesting a Front Setback Variance for Property Located at 9 West Shore Trace, Newnan

Discussion:

Andrew and Elizabeth Straessle have filed a variance application for a front setback variance for property located at 9 West Shore Trace, Newnan (see attached staff report).

Fiscal Impact:

N/A

Recommendation:

Should the Board recommend approval of the request, the Community Development Department is submitting the following conditions for consideration:

1. The detached garage shall be located a minimum of 40 feet from the right-of-way of West Shore Trace as shown on the site plan submitted with the variance application.
2. Prior to the issuance of a building permit, the applicant shall obtain approval from the applicable Homeowners Association (HOA) for the proposed detached garage, including its location and placement on the property.

Variance Application

COWETA COUNTY BOARD OF ZONING APPEALS

A PRE-SUBMITTAL MEETING SHALL BE SCHEDULED NO LATER THAN ONE (1) WEEK PRIOR TO THE APPLICATION DEADLINE

Name of Applicant(s): Andrew & Elizabeth Straessle
Address of Applicant(s): 9 W Shore Trace Newnan, GA 30263
Phone #: [REDACTED] E-mail address: [REDACTED]
Address of Subject Property: 9 W Shore Trace Newnan, GA 30263
Property Tax I.D. #: 071 5184 057

Definition of Variance: A variance is a relaxation of the terms of the ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the ordinance would result in unnecessary and undue hardship. As used in this ordinance, a variance is authorized only for height, area, and size of structure or size of yards and open spaces; establishment or expansion of a use otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or uses in an adjoining zoning district.

Ordinance listing for proposed use: Article _____ Section _____ Item _____

Brief description of requested use: Construction of a detached residential garage located to the rear of the primary residence to be primarily used for storage of yard equipment, tools, paint and chemicals and a workshop.

Applicant's reason for not conforming to the Zoning Ordinance: The requested variance is to allow the garage to be positioned closer to the street than permitted under the current setback requirements to allow for a driveway to go up to it without us needing to make a larger, more unsightly, area of grass become the driveway. There is already a clearing in the area proposed making it more suitable by not having to disturb the environment any further. The proposed placement will also prevent the garage from having to directly face the street in order to maintain neighborhood aesthetics.

What extraordinary conditions concerning the property/structure/property, warrants a variance or variances?

The property contains a pre-existing cleared area that is uniquely suited for the placement of a garage. This condition is not the result of any recent action by the owner but rather an existing characteristic of the property. The remainder of the lot is more heavily wooded and would require significantly more clearing, grading, and potential disruption of natural drainage patterns if the structure were forced into a conforming location.

Provide proffered measures to reduce any impact. If no mitigation is proposed, the applicant must include an explanation of why none is being proposed.
The garage will be designed to match or complement the existing home and turned so the garage door is not street facing and less visible while maximizing the use of the current driveway. Landscaping or buffering can be added if needed to reduce visibility from the street. Placement will be carefully positioned to maintain appropriate spacing from neighboring properties.

A variance can only be recommended for approval only if the Board of Zoning Appeals finds and states the basis for said findings on the record, all of the following exist. The applicant and/or applicant representative must provide response.

A. That one of the following is true, through no action or fault of the property owner or predecessor:

I. Is the property exceptionally narrow shallow, or usually shaped?

The subject property is a corner lot, which creates a unique condition compared to standard interior lots. Due to frontage on two streets, the property is subject to multiple setback requirements, significantly reducing the buildable area. This configuration results in a more restrictive building envelope than neighboring properties that are not located on a corner, limiting reasonable placement options for accessory structures such as a garage.

II. Does property contain exceptional topographic conditions?

The buildable area of the lot is flat forcing the home to be built on a slab and preventing the property from having a basement which severely hinders the storage capability of the property.

III. Does the property contain other extraordinary or exceptional conditions?

The combination of the corner lot configuration and the required setbacks from two street frontages creates an unusually constrained buildable area. This is further compounded by the location of an existing cleared portion of the property, which represents the most practical and least disruptive area for construction.

IV. Are there other existing extraordinary or exceptional circumstances?

The buildable area of the lot is flat and does not allow for a basement severely hindering the storage capability of such a property.

- B. That the strict application of the requirements of this ordinance would result in practical difficulties to, or undue hardship upon, the owner of this property. Please provide explanation of the undue hardship.

Strict application of the ordinance creates an undue hardship due to the unique constraints of a corner lot. Unlike standard lots, which typically have only one front setback, this property must comply with two, significantly limiting usable space. As a result, the remaining compliant building area is severely restricted, reasonable placement of a detached garage becomes impractical, and alternative locations would require unnecessary clearing of wooded areas and additional site work. This hardship is not self-created but is inherent to the lot's configuration and zoning requirements.

- C. The requested variance relief may be recommended for approval without substantially impairing the intent and purpose of this ordinance. Please provide explanation as to how this request does not substantially impair the intent and purpose of this ordinance.

Granting this variance will not undermine the intent of the ordinance, as the hardship arises specifically from the corner lot configuration, which is not typical of most properties in the area.

The request represents a reasonable adjustment to accommodate the unique constraints of the lot while still maintaining the overall character, safety, and intent of the zoning regulations.

Conditions: In recommending the approval of a variance, the Board of Zoning Appeals may attach such conditions regarding the location, character, and other features of the proposed building, structure, or use as it may deem advisable so that the purpose of this ordinance will be served, public safety and welfare secured, and substantial justice done. Any deviation or revision from a condition recommended by staff shall be clearly set forth in the minutes of the Board of Zoning Appeals.

Limitations on variances; improper variance requests: Variance cannot be given to totally remove a requirement or to exempt a property or applicant entirely from the requirement. If a variance is being sought that is, in the judgement of the director, a request that would constitute a text amendment, then the application shall not be accepted. Variances can only be recommended for approval to alter numeric value, such as setback, height limit, area limit, and so forth. Furthermore, the Board of Zoning Appeals shall not be authorized to recommend approval of a density variance or a use variance to permit a use in a district in which the use is prohibited. A variance application shall not be accepted if the variance seeks something that cannot be varied, or to eliminate rather than modify a requirement or regulation. A variance application shall not be accepted if the variance is contradictory to the ordinance (such as reducing a requirement to zero or totally eliminating a requirement).

Self-inflicted hardship: The Board of Zoning Appeals shall not recommend approval of variances when the hardship was created by the property owner or his predecessor and shall not recommend approval of hardship variances based on shape or topography for a lot of record. Configuring a subdivision to create lots that are difficult to build is an example of a hardship created by the property owner or predecessor, that do not justify a variance.

Please provide the following documentation for a complete variance application package:

- ✓ Application
- ✗ A copy of the Warranty Deed
- ✓ If the applicant is not the owner of the property, submit a notarized letter from the property owner giving applicant permission to file the request.
- ✓ Plat of the property, indicating all existing and proposed structures in relation to nearby streets, property lines, and driveways; dimensions are to be accurate.
- ✓ Written Legal Description of the subject property.
- ✓ Total feet of encroachment/distance from property line.

The variance application and supporting documentation must be submitted through our Accela portal by using this link: <https://aca-prod.accela.com/COWETA/Default.aspx>

To: Coweta County Zoning Board of Appeals

From: Nicole K Blackwell, Zoning Coordinator

Re: Variance Request
Article 23 – Dimensional Requirements
Applicant: Andrew and Elizabeth Straessle, represented by Mark Murphy
Location: 9 West Shore Trace, Newnan (±0.819 acres)
Petition # VAR 26-010
Tax ID #: 071-5184-057
3rd Commission District

Date: May 7, 2026

The subject property, located at 9 West Shore Trace in Newnan, consists of approximately 0.819 acres and is zoned RC (Rural Conservation). The property is identified as Lot 521 of the Lake Redwine Plantation Subdivision and contains a single-family residence constructed in 2011. The home is situated on a corner lot at the intersection of West Shore Trace and West Shore Drive.

The applicant is requesting a variance from the required 50-foot front building setback to allow the construction of a 22-foot by 22-foot detached garage. The proposed structure is intended to be used primarily for the storage of yard equipment, tools, paint, and chemicals, as well as for use as a workshop. According to the applicant, the proposed detached garage has been positioned to accommodate a functional driveway layout while minimizing additional disturbance to the existing yard area. The applicant also indicates that the proposed orientation avoids having the garage directly face the street, which is intended to maintain neighborhood aesthetics.

According to the submitted site plan, the proposed detached garage is located 20 feet from the principal dwelling and 10 feet from the side property line, meeting the applicable separation and setback building requirements. However, the structure encroaches 10 feet into the required 50-foot setback, resulting in a reduced front building setback of 40-feet from the right-of-way of West Shore Trace.

Brief descriptions of staff comments regarding this request are as follows:

Public Safety

Public Works:

The sight distance should not be adversely affected by this proposed accessory structure location.

Community Development

Development Review:

The building could be shifted further back on the lot to meet the 50-foot setback; however, this configuration would not accommodate a side-entry garage and would likely require additional paving and grading. It should also be noted that, if approved, the structure would be located closer to the street than any other in the immediate vicinity and within the broader development.

The consideration for a Variance Request must be reviewed through the following seven factors as provided under *Article 28. Section 284.1 of the Coweta County Zoning and Development Ordinance*.

1. Whether the variance will permit a use that is suitable in view of the use and development of adjacent and nearby property.

Response: The subject property and surrounding properties are zoned RC (Rural Conservation). A detached garage is a compatible use in the RC district.

2. Whether the variance will adversely affect the existing use or usability of adjacent or nearby property.

Response: Detached garages are common within residential neighborhoods; however, if approved, its placement closer to the street than other structures in the area could alter the established streetscape and may have a visual impact on adjacent and nearby properties.

3. Whether or not the special circumstances contribute to the request are peculiar to the particular property involved.

Response: The subject property is a corner lot, resulting in two front setbacks that limit the buildable area. While this condition affects placement options, it is not unique, as other corner lots within the subdivision are subject to similar constraints.

4. Whether the variance will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

Response: Based on staff comments, the proposed request is not expected to impact public facilities or the surrounding area.

5. Whether there is existing or changing conditions affecting the use and development of the property, which gives supportive grounds for either approval, or disapproval of the variance.

Response: The placement of the existing residence and the corner lot configuration limit feasible locations for accessory structures. While the detached garage could be shifted further back to comply with the 50-foot front building setback, doing so would eliminate the ability to provide a side-entry garage and would likely require additional paving and grading.

6. Whether or not the situation for which the request is being made poses an unnecessary hardship for the applicant.

Response: The corner lot configuration and resulting dual front setbacks restrict placement of the proposed detached garage. However, the hardship appears to be related to site layout preferences. The Board should consider whether this constitutes a hardship.

7. Whether or not the request is due to an intentional action of the applicant to violate the requirements of this ordinance.

Response: This request does not result from any intentional action of the applicant to violate the requirements of this ordinance.

According to Article 28, Section 284, a variance can only be recommended for approval if the Board of Zoning Appeals finds and states the basis for said findings, all of the following exist:

- A. Through no action or fault of the property owner or predecessor there are extraordinary and/or exceptional circumstances.

Response: The applicant states that the subject property's corner lot configuration creates a unique condition compared to standard interior lots. Due to frontage on two streets, the property is subject to multiple setback requirements, which significantly reduce the buildable area. The applicant further indicates that this results in a more restrictive building envelope than neighboring non-corner lots, thereby limiting reasonable placement options for accessory structures such as a detached garage.

- B. The strict application of the requirements of the ordinance would result in practical difficulties to, or undue hardship upon the owner of the property.

Response: The applicant states that strict application of the ordinance creates an undue hardship due to the unique constraints of the corner lot configuration. Unlike standard interior lots, which typically have a single front setback, the subject property is required to comply with two front setbacks, significantly limiting the usable building area. The applicant further indicates that the remaining compliant area is severely restricted, making reasonable placement of a detached garage impractical. Alternative locations, according to the applicant, would require additional clearing of wooded areas and increased site work. The applicant asserts that this hardship is not self-created but is inherent to the property's configuration and applicable zoning requirements.

- C. This request does not substantially impair the intent and purpose of this ordinance.

Response: The applicant states that granting the requested variance will not undermine the intent of the ordinance, as the hardship arises specifically from the corner lot configuration, which is not typical of most properties in the area. The applicant further indicates that the request represents a reasonable adjustment to accommodate the unique constraints of the lot while maintaining the overall character, safety, and intent of the zoning regulations.

The Community Development Department submits the following Factors for Consideration in reviewing the Variance Request:

1. Detached garages are common within residential neighborhoods; however, if approved, its placement closer to the street than other structures in the area could alter the established streetscape and may have a visual impact on adjacent and nearby properties.

2. The placement of the existing residence and the corner lot configuration limit feasible locations for accessory structures. While the detached garage could be shifted further back to comply with the 50-foot front building setback, doing so would eliminate the ability to provide a side-entry garage and would likely require additional paving and grading.

Should the Board of Zoning Appeals recommend approval of the request, the Community Development Department is submitting the following condition for consideration:

1. The detached garage shall be located a minimum of 40 feet from the right-of-way of West Shore Trace as shown on the site plan submitted with the variance application.
2. Prior to the issuance of a building permit, the applicant shall obtain approval from the applicable Homeowners Association (HOA) for the proposed detached garage, including its location and placement on the property.

The following meetings for this request will be held at 6:00 PM in the Commission Chambers located at 37 Perry Street, Newnan, GA 30263:

- Public Hearing with Board of Zoning Appeals – **Thursday, May 21, 2026**
- Final Decision with Board of Commissioners – **Tuesday, June 16, 2026**

The applicant or his/her designated representative is recommended to attend the Public Hearing.

c: Mark Murphy

9W-Shore Trace / 22 x 22 Detached Garage
Newman Gra

S.A. GASKINS & ASSOCIATES, LLC.
SURVEYORS PLANNERS DEVELOPMENT CONSULTANTS
181 Camp Ground Road Griffin Ga. 30223
sagaskins55@gmail.com 678-618-0067 JOHN 3:16

CLOSURE STATEMENT
THE FIELD DATA UPON WHICH THIS SURVEY WAS PERFORMED IS BASED UPON GPS OBSERVATIONS WHICH WERE ESTABLISHED USING CHC NAV 189 AND CHC NAV 189A MULTIFREQUENCY RECEIVERS USING REAL TIME KINEMATIC OBSERVATIONS. THE RELATIVE POSITIONAL ACCURACY ACHIEVED IS BETTER THAN 0.07 FEET PER OBSERVATION POINT.

THIS SURVEY BASIS FOR DIRECTIONS SHOWN HEREON ARE GRID NORTH AS DEFINED BY NAD 83 AND NAD 88, WEST GEORGIA ZONE AND DETERMINED THROUGH RTK-GPS METHODS UTILIZING EGPS SOLUTIONS VRS NETWORK.

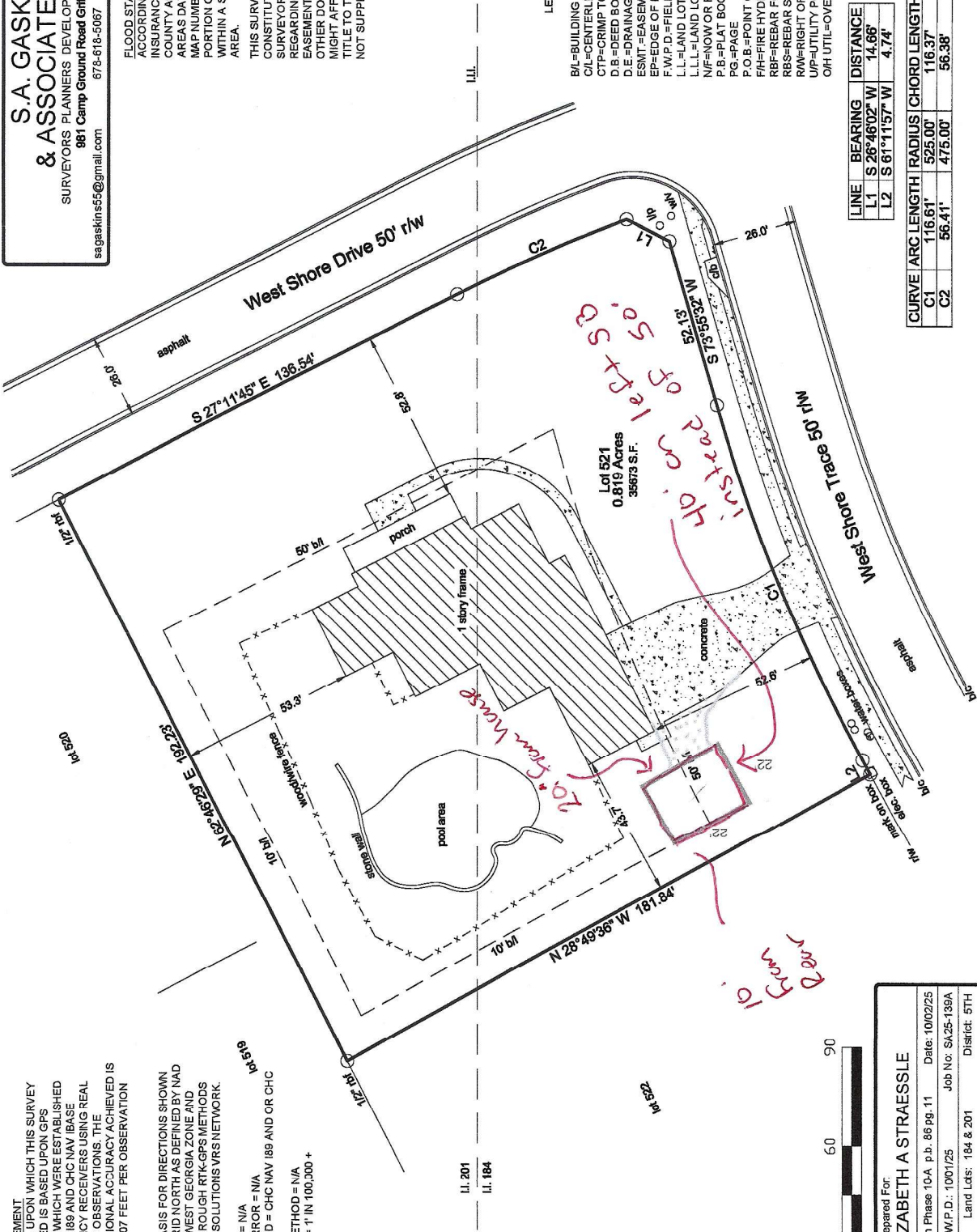
FIELD CLOSURE = N/A
ANGLE POINT ERROR = N/A
EQUIPMENT USED = CHC NAV 189 AND OR CHC NAV 189A
ADJUSTMENT METHOD = N/A
PLAT CLOSURE = 1" IN 100,000 +

FLOOD STATEMENT
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP OF FAYETTE COUNTY AND UNINCORPORATED AREAS DATED SEPTEMBER 26, 2008 MAP NUMBER 13113C0113E, NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN WERE NOT SUPPLIED TO THIS OFFICE.

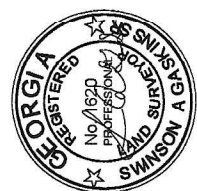
LEGEND

- BL=BUILDING LINE
- CL=CENTERLINE
- CTP=CRIMP TOP PIPE
- DB=DEED BOOK
- DE=DEED EASEMENT
- ESMT=EASEMENT
- EP=EDGE OF PAVEMENT
- F.W.P.D.=FIELD WORK PERFORMED DATE
- LL=LAND LOT
- LL.L=LAND LOT LINE
- NIF=NOW OR FORMERLY
- P.B.=PLAT BOOK
- PG=PAGE
- P.O.B.=POINT OF BEGINNING
- FIH=FIREF HYDRANT
- RBF=REBAR FOUND
- RBS=REBAR SET
- RMW=RIGHT OF WAY
- UP=UTILITY POLE
- OH UTIL=OVERHEAD UTILITY LINES



LINE	BEARING	DISTANCE
L1	S 26°46'02" W	14.66'
L2	S 61°11'57" W	4.74'

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	116.61'	525.00'	116.37'	S 67°33'45" W
C2	56.41'	475.00'	56.38'	S 23°47'37" E



Prepared For:
ANDREW L & ELIZABETH A STRAESSLE

Subdivision: Lake Redwine Plantation Phase 10A p.b. 86 pg. 11 Date: 10/02/25
Scale: 1" = 30' F.W.P.D.: 10/01/25 Job No: SA25-138A
County: Coweta, Ga. Land Lds: 184 & 201 District: 5TH

Date: 28 Mar 2026

To: Coweta County Planning and Zoning Department

Re: Consent for Detached Garage Construction Near Property Line

I, John W. Gates and Emily H. Gates, am the owner of the property located at:

23 W Shore Trace
Newnan, GA 30262

This property shares a boundary line with the property owned by Andrew L. Straessle and Elizabeth A. Straessle, located at:

9 W Shore Trace
Newnan, GA 30263

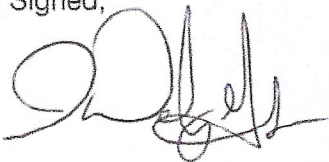
I have been informed of my neighbor's intent to construct a detached garage that will be located at or near the shared property line between our properties, which may not meet the standard setback requirements established by Coweta County or applicable local regulations.

I acknowledge that I have reviewed the general location and nature of the proposed structure, and I hereby state that I have no objection to the construction of this detached garage as proposed.

I understand that this letter is provided in support of a potential variance or permitting request and does not waive any rights beyond this acknowledgment, nor does it supersede any applicable zoning ordinances, building codes, or legal requirements.

This consent is given voluntarily.

Signed,



John W. Gates



Emily H. Gates

28 Mar 2026

23 W Shore Trace
Newnan, GA 30263

AFFP
85370- Straessle

Affidavit of Publication

STATE OF GEORGIA }
COUNTY OF COWETA }

SS

C. Clayton Neely & Elizabeth C. Neely, being duly sworn,
says:

That he is Co-Publishers of the Newnan Times-Herald, a
daily newspaper of general circulation, printed and
published in Newnan, Coweta County, Georgia; that the
publication, a copy of which is attached hereto, was

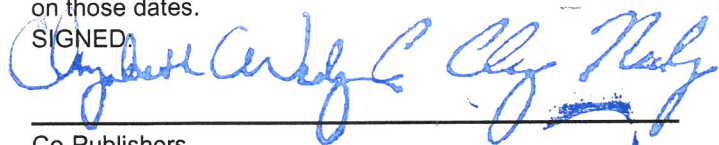
April 22, 2026

Notice of Public Hearing

Notice is hereby given that the Coweta County Board of Zoning Appeals will hear an appeal filed by Andrew and Elizabeth Straessle requesting the following variance:
Art. 23 – Dimensional Requirements for a front setback reduction for property located at 9 W. Shore Trace, Newnan (Tax ID #: 071-5184- 057). The meeting will be held on Thursday, May 21, 2026, at 6:00 p.m. at the Coweta County Commission Chambers, 37 Perry St., 2nd Floor, Newnan, GA. Copies of the proposed request may be obtained at the Coweta County Community Development Department, 22 E. Broad St. Newnan, Georgia between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday. All that certain tract or parcel of land situate, lying and being in Land Lots 184 and 201 of the Fifth Land District of Coweta County, Georgia being identified as Lot 521 of Lake Redwine Plantation, Phase 10-A according to Final Plat for Lake Redwine Phase 10-A made by McLain Surveying, Inc., Georgia Registered Land Surveyor dated March 8, 2006 revised April 24, 2006 of record in Plat Book 86, Pages 11-15, in the Office of the Clerk of the Superior Court of Coweta County, Georgia. As set forth in the Americans with Disabilities Act of 1990, the Coweta County Government does not discriminate based on disability and will assist citizens with special needs given proper notice (48 hours). For assistance with special needs, please (770) 254-2608. For questions regarding the public hearing, please contact the Community Development Department (770) 254-2635.
No:85370-4-22

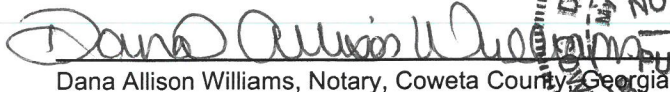
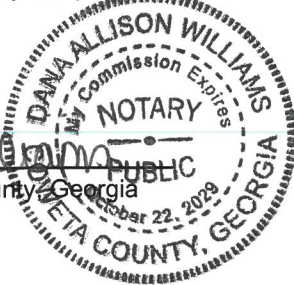
That said newspaper was regularly issued and circulated
on those dates.

SIGNED:



Co-Publishers

Subscribed to and sworn to me this 22nd day of April
2026.


Dana Allison Williams, Notary, Coweta County, Georgia

My commission expires: October 22, 2029

02100746 00143902

Coweta County Community Development
22 E. Broad St
NEWNAN, GA 30263



Community Development

To: Board of Zoning Appeals
From: Lisa Eschman, Zoning Manager
Date: May 21, 2026
RE: Petition #: VAR 26-11
Applicant: Jeffrey Grubbs
Property Owners: Jeffrey and Sandra Grubbs
Location: 344 Bill Hart Road, Newnan
Commission District: 2nd - McKenzie
Tax Parcel(s): 112-1020-010
Property Size: 7.63 acres
Current Zoning: RC
Requested Zoning: N/A
Proposed Use: Construction of 896 square foot Guest House
Public Hearing (Date, Time, Location): Thursday, May 21, 2026, at 6:00 PM — 37 Perry Street, Newnan

Issue:

Petition # VAR 26-11 Filed by Jeffrey Grubbs Requesting a Guest House Variance for Property Located at 344 Bill Hart Road, Newnan

Discussion:

Jeffrey Grubbs has filed a variance application to reduce the minimum acreage requirement from 10 acres to 7.63 acres to construct a 896 square foot guest house on the property.

Fiscal Impact:

N/A

Recommendation:

Should the Board of Zoning Appeals recommend approval of the request, the Community Development Department submits the following conditions for consideration:

1. The applicant understands that the guest house should be maintained according to the ordinance requirements and deed of use restriction and shall not be established as an independent residence outside the Guest House Ordinance.
2. The Community Development Department shall review and approve the Deed of Use Restriction prior to recording with the Clerk of Superior Court.

Variance Application

COWETA COUNTY BOARD OF ZONING APPEALS

A PRE-SUBMITTAL MEETING SHALL BE SCHEDULED NO LATER THAN ONE (1) WEEK PRIOR TO THE APPLICATION DEADLINE

Name of Applicant(s):

Address of Applicant(s):

Phone #:

E-mail address:

Address of Subject Property:

Property Tax I.D. #:

Definition of Variance: A variance is a relaxation of the terms of the ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the ordinance would result in unnecessary and undue hardship. As used in this ordinance, a variance is authorized only for height, area, and size of structure or size of yards and open spaces; establishment or expansion of a use otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or uses in an adjoining zoning district.

Ordinance listing for proposed use: Article 7 Section 72 Item 11
Brief description of requested use: Permission to construct an 896 square foot guest house for my elderly mother-in-law

Applicant's reason for not conforming to the Zoning Ordinance: Our property is less than 10 acres that are required. We are at 7.63 acres.

What extraordinary conditions concerning the property/structure/property, warrants a variance or variances?

The property is less than the 10 acre requirement. The guest house cannot be attached to the main dwelling due to the location of the septic system.

Provide proffered measures to reduce any impact. If no mitigation is proposed, the applicant must include an explanation of why none is being proposed.

The structure will be placed within the minimum setbacks to the property line and will be at least 250 feet from the neighbors home. This will be used for my Mother-in-law only, she is elderly and we will be caring for her. This structure will have its own septic system and proper drainage, and will also use the existing driveway that serves the main dwelling. The guest house will mirror construction of the main dwelling.

A variance can only be recommended for approval only if the Board of Zoning Appeals finds and states the basis for said findings on the record, all of the following exist. The applicant and/or applicant representative must provide response.

A. That one of the following is true, through no action or fault of the property owner or predecessor:

I. Is the property exceptionally narrow shallow, or usually shaped?

No

II. Does property contain exceptional topographic conditions?

The front of the property has a deemed "stream" which includes setbacks that will prohibit any structure from being built in front of the main dwelling

III. Does the property contain other extraordinary or exceptional conditions?

No

IV. Are there other existing extraordinary or exceptional circumstances?

No

B. That the strict application of the requirements of this ordinance would result in practical difficulties to, or undue hardship upon, the owner of this property. Please provide explanation of the undue hardship.

My mother-in-law is 82 and currently lives alone. My wife and I help care for her and her home as my wife is the only living child. Building her a guest house on our property gives her the peace of mind that she can be better cared for, no longer alone and is the only economical choice for her. If she sells her home she still would not be able to afford assisted living.

C. The requested variance relief may be recommended for approval without substantially impairing the intent and purpose of this ordinance. Please provide explanation as to how this request does not substantially impair the intent and purpose of this ordinance.

There is no impact to traffic, neighbors, noise, etc. The property provides space for this guest house. In some ways its no different than building a "pool house" of the same size. Again, shes 82 and just wants/needs to be near her family.

Conditions: In recommending the approval of a variance, the Board of Zoning Appeals may attach such conditions regarding the location, character, and other features of the proposed building, structure, or use as it may deem advisable so that the purpose of this ordinance will be served, public safety and welfare secured, and substantial justice done. Any deviation or revision from a condition recommended by staff shall be clearly set forth in the minutes of the Board of Zoning Appeals.

Limitations on variances; improper variance requests: Variance cannot be given to totally remove a requirement or to exempt a property or applicant entirely from the requirement. If a variance is being sought that is, in the judgement of the director, a request that would constitute a text amendment, then the application shall not be accepted. Variances can only be recommended for approval to alter numeric value, such as setback, height limit, area limit, and so forth. Furthermore, the Board of Zoning Appeals shall not be authorized to recommend approval of a density variance or a use variance to permit a use in a district in which the use is prohibited. A variance application shall not be accepted if the variance seeks something that cannot be varied, or to eliminate rather than modify a requirement or regulation. A variance application shall not be accepted if the variance is contradictory to the ordinance (such as reducing a requirement to zero or totally eliminating a requirement).

Self-inflicted hardship: The Board of Zoning Appeals shall not recommend approval of variances when the hardship was created by the property owner or his predecessor and shall not recommend approval of hardship variances based on shape or topography for a lot of record. Configuring a subdivision to create lots that are difficult to build is an example of a hardship created by the property owner or predecessor, that do not justify a variance.

To: Coweta County Board of Zoning Appeals

From: Lisa J Eschman, Zoning Manager

Re: Variance Request – *Art. 7. Sect. 72 Item 11(b)*
Guest House Ordinance – Minimum Acreage Reduction
Applicant: Jeffrey Grubbs
Location: 344 Bill Hart Road, Newnan
Petition: VARIANCE 26-011
Tax ID #: 112-1020-010
“2nd” Commission District

Date: May 7, 2026

The subject property identified as “Tract 1” consists of approximately 7.63± acres and is located at 344 Bill Hart Road, Newnan. The property is currently zoned **RC (Rural Conservation)**.

The applicant proposes to utilize the Guest House Ordinance to construct a second dwelling on the property. Pursuant to *Article 7, Section 72, Item 11(B) of the Coweta County Code of Ordinances*, a minimum of 10± acres are required to accommodate both a principal dwelling and a guest house.

Mr. Grubbs is requesting a variance to reduce the minimum required acreage for a guest house from 10 acres to approximately 7.63± acres (a reduction of 3 acres) to construct an 896-square-foot dwelling for a family member. The proposed guest house will be in the rear yard, approximately 115 feet from the principal dwelling. Access will be provided via a shared driveway from Bill Hart Road.

After reviewing the variance request, all divisions had no comments or recommendations.

The consideration for a Variance Request must be reviewed through the following seven factors as provided under *Article 28. Section 284.1 of the Coweta County Zoning and Development Ordinance*.

1. Whether the variance will permit a use that is suitable in view of the use and development of adjacent and nearby property.

*Response: The property, identified as “Tract 1,” contains approximately 7.63 acres. Surrounding properties to the north consist of established residential lots ranging in size from approximately 1 acre to over 20± acres. To the west, across Bill Hart Road, is a vacant tract owned by the Coweta Water & Sewerage Authority. The eastern boundary of the property is adjacent to the Norfolk Southern Railroad, which extends along the entire length of the tract. All surrounding properties are zoned **RC (Rural Conservation)**.*

2. Whether the variance will adversely affect the existing use or usability of adjacent or nearby property.

Response: The subject site contains a single-family residence. This request will incorporate a second residence which is required to mimic the exterior building materials of the principal dwelling, will be limited in size, and utilized by a family member only.

3. Whether or not the special circumstances contribute to the request are peculiar to the particular property involved.

Response: No special circumstances have been identified for the subject property. The lot does not meet the minimum acreage requirement.

4. Whether the variance will result in a use, which will or could cause an excessive, or burdensome use of existing streets, transportation facilities, utilities, or schools.

Response: The Public Works Division has no objections to the variance request.

5. Whether there is existing or changing conditions affecting the use and development of the property, which gives supportive grounds for either approval, or disapproval of the variance.

Response: As the lot does not meet the minimum acreage requirement, the applicant has alternative options for constructing a secondary residence. One option is to establish a 1.6-acre homestead lot and construct a 1,725-square-foot residence. Alternatively, the applicant may attach the proposed 896-square-foot guest house to the principal dwelling via a breezeway.

6. Whether or not the situation for which the request is being made poses an unnecessary hardship for the applicant.

Response: According to the applicant, the proposed guest house would allow an aging parent to live near caregivers while maintaining a degree of independence. The Board should consider whether this request satisfies the hardship criteria required by the ordinance.

7. Whether or not the request is due to an intentional action of the applicant to violate the requirements of this ordinance.

Response: The request does not stem from an intentional effort to circumvent the requirements of the ordinance, but rather from the limitation that the property does not meet the minimum 10-acre requirement.

According to Article 28, Section 284, a variance may be recommended for approval if the Board of Zoning Appeals finds and states the basis for said findings on the record, if all the following exist:

- A. That one of the following is true, through no action or fault of the property owner or predecessor:

- I. Is the property exceptionally narrow, shallow or unusually shaped?
According to the applicant, the property is not narrow, shallow or unusually shaped.
- II. Does the property contain exceptional topographic conditions?
The front of the property has a deemed stream which includes setbacks that will prohibit any structure from being built in front of the main dwelling.
- III. Does the property contain other extraordinary or exceptional conditions?
No
- IV. Are there other existing extraordinary or exceptional circumstances?
None

- B. The strict application of the requirements of the ordinance would result in practical difficulties too, or undue hardship upon the owner of this property.

Response: According to the applicant, the mother-in-law is 82 years old and currently lives alone, with the applicant and his spouse serving as her primary caregivers. The proposed guest house would allow her to reside on the property, providing increased proximity for care and supervision. The applicant indicates this is the most economically feasible option.

- C. The requested variance relief may be recommended for approval without substantially impairing the intent and purpose of this ordinance.

Response: According to the applicant, the proposed guest house is not expected to generate measurable impacts on traffic, neighboring properties, or noise. The property provides sufficient area to accommodate the guest house structure, which the applicant notes are comparable in scale to a pool house. The request is intended to provide a housing option for an elderly family member which requires proximity to her caregivers.

The Community Development Department submits the following Factors for Consideration in reviewing the Variance Request:

1. The intent of the ordinance is to provide independent living to family members while meeting all current zoning requirements.
2. The proposed guest home will be compatible with single family residences in the neighborhood.
3. The Board should consider whether this request satisfies the hardship criteria required by ordinance.

Should the Board of Zoning Appeals recommend approval of the request, the Community Development Department submits the following conditions for consideration:

1. The applicant understands that the guest house should be maintained according to the ordinance requirements and deed of use restriction and shall not be established as an independent residence outside of the Guest House Ordinance.
2. The Community Development Department shall review and approve the Deed of Use Restriction prior to recording with the Clerk of Superior Court.

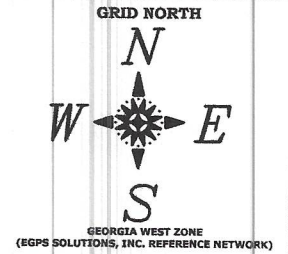
The following meetings for this request will be held at 6:00 PM in the Commission Chambers located at 37 Perry Street, Newnan, GA 30263:

- Public Hearing with the Board of Zoning Appeals – **Thursday, May 21, 2026**
- Final Decision with the Board of Commissioners – **Tuesday, June 16, 2026**

The applicant or his/her designated representative's presence is recommended to attend the Public Hearing.

c: Jeff Grubbs – jeffgrubbs65@gmail.com

CALL TABLE		
Course	Bearing	Distance
L1	N 00°14'35" E	137.23'
L2	N 00°04'56" W	128.50'
L3	N 00°30'36" E	107.20'
L4	N 00°58'45" E	75.18'



CURVE TABLE				
Curve	Radius	Length	Chord	Chord Bear.
C1	1810.88'	51.47'	51.47'	S 57°13'38" W
C2	1759.29'	227.27'	227.11'	S 52°43'38" W
C3	2624.23'	205.78'	205.73'	S 46°20'15" W
C4	2566.67'	222.42'	222.35'	N 02°28'42" W
C5	2566.67'	211.85'	211.49'	N 02°35'59" W
C6	2566.67'	10.87'	10.87'	N 00°07'02" W

LEGEND:
 IPF = IRON PIN FOUND
 D.B. = DEED BOOK
 P.B. = PLAT BOOK
 N/F = NOW OR FORMERLY
 R/W = RIGHT-OF-WAY
 B/L = BUILDING LINE
 SQ. FT. = SQUARE FEET
 LL = LAND LOT
 RCP = REINFORCED CONCRETE PIPE
 CMP = CORRUGATED METAL PIPE
 FH = FIRE HYDRANT
 GP = GUY POLE
 GA = GUY ANCHOR
 PP = POWER POLE
 ——— = OVERHEAD POWER LINE
 * = WIRE FENCE
 ——— = WOOD FENCE

**N/F
BENEFIELD**
 (D.B. 639/430)
 (P.B. 39/133)

**N/F
BENEFIELD**
 (D.B. 3681/82)

**House
Septic
TRACT "1"**
7.625 ACRES
 (332,154 SQ. FT.)

TRACT "2"
**N/F
GRUBBS**
 (P.B. 101/1968)

BILL HART ROAD
 (60' R/W) (22' PAVEMENT)
 (RIGHT-OF-WAY DEED D.B. 929/500)

**CENTERLINE OF BRANCH IS
PROPERTY LINE
CALL TABLE**

Course	Bearing	Distance
L5	N 22°10'16" W	39.86'
L6	N 23°32'42" W	56.70'
L7	N 18°33'09" W	31.81'

APPROXIMATE
LAND LOT LINE

CENTRAL OF GEORGIA RAILROAD



"NOT TO BE RECORDED"

TURNER & ASSOCIATES LAND SURVEYORS, P.C.
 10 SHACK HUNTER RD. SHARPSBURG, GEORGIA 30277
 TEL: (770) 683-5300 EMAIL: turnerlandsurveyors@gmail.com
 JASON D. TURNER - GEORGIA REGISTERED LAND SURVEYOR NO. 2795

SITE PLAN FOR:
JEFFERY A. GRUBBS & SANDRA E. GRUBBS

TRACT 1 OF PLAT FOR "JEFFERY A. GRUBBS & SANDRA E. GRUBBS" (P.B. 101/1968)
 LOCATED IN LAND LOT 20 1st LAND DISTRICT
 COWETA COUNTY, GEORGIA

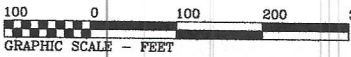
SCALE: 1" = 100' PLAT DATE: 03-31-2026 REVISED:
 DATES OF FIELD WORK: 07-01-2025; 07-02-2025; 07-10-2025; DISK #: 2025
 09-16-2025 DRAWING #: 2025058-1-SP

100% OF LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING THE CARLSON BRX7 GPS SYSTEM IN STANDARD RTK MODE.

SITE DATUM AND COORDINATES FOR THIS SURVEY WERE ESTABLISHED USING THE EGPS SOLUTIONS, INC. REFERENCE NETWORK IN STANDARD RTK MODE WITH CORRECTIONS PROVIDED BY THE REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. (ATLANTA). SUBSEQUENT MEASUREMENTS WERE OBTAINED USING A STANDARD BASE ROVER RTK MODE. THE RELATIVE POSITIONAL ACCURACY IS 0.03' HORIZONTAL AND 0.05' VERTICAL AT THE 95% CONFIDENCE LEVEL.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 289,389 FEET OR BETTER.

AS PER F.I.R.M. FLOOD MAPS FOR COWETA COUNTY, GEORGIA; MAP NUMBER 13077C02520 & 13077C02550, EFFECTIVE DATE FEB. 06, 2013 THIS PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD HAZARD AREA.







AFFP
85378- Grubbs

Affidavit of Publication

STATE OF GEORGIA }
COUNTY OF COWETA }

SS

Notice of Public Hearing

C. Clayton Neely & Elizabeth C. Neely, being duly sworn,
says:

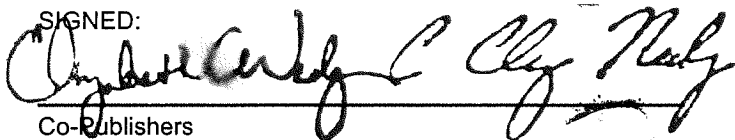
That he is Co-Publishers of the Newnan Times-Herald, a
daily newspaper of general circulation, printed and
published in Newnan, Coweta County, Georgia; that the
publication, a copy of which is attached hereto, was

April 22, 2026

Notice is hereby given that the Coweta County Board of Zoning Appeals will consider an appeal filed by Jeff Grubbs requesting a variance to reduce the minimum acreage requirement for the construction of a guest house, from Article 7, Section 72, Permitted Uses, Item 11. The subject property is located at 344 Bill Hart Road, Newnan, Georgia, and is identified as Parcel ID 112-1020-010. The meeting will be held on Thursday, May 21, 2026, at 6:00pm at the Coweta County Commission Chambers, 37 Perry St., 2nd Floor, Newnan, GA. Copies of the proposed request may be obtained at the Coweta County Community Development Department 22 E. Broad St. Newnan, Georgia between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday with questions answered at (770) 254-2635. All that tract or parcel of land lying and being in Land Lot 20 of the First Land District of Coweta County, Georgia, being more particularly described as Tract 1 containing 7.625 acres on that plat of survey prepared for Jeffery A Grubbs and Sandra E Grubbs by Turner & Associates Land Surveyors, P.C., Jason D. Turner, GLS No. 2795, dated July 10, 2025, and recorded at Plat Book 101, Page 1968, Coweta County, Georgia Records. As set forth in the Americans with Disabilities Act of 1992, the Coweta County Government does not discriminate based on disability and will assist citizens with special needs given proper notice (48 hours). For information, please call (770) 254-2608. This being the 22nd day of April 2026 Coweta County Community Development Department
No:85378-4-22

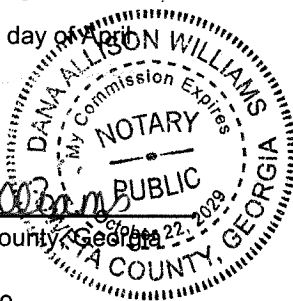
That said newspaper was regularly issued and circulated
on those dates.

SIGNED:


Co-Publishers

Subscribed to and sworn to me this 22nd day of April
2026.


Dana Allison Williams, Notary, Coweta County, Georgia



My commission expires: October 22, 2029

02100746 00143911

Coweta County Community Development
22 E. Broad St
NEWNAN, GA 30263