



Board of Zoning Appeals

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Public Hearing

Agenda

Shannon Zerangue
County Clerk
770.254.2601

June 25, 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 May 21, 2026

Petitions

2. Public Hearing Regarding Petition # VAR 26-14 Filed by Peachtree Senior Partners, LLC Requesting a Height and Story Variance for Property Located off Fischer Road, Sharpsburg - District 4
3. Public Hearing Regarding Petition # VAR 26-12 Filed by Clemente Montes Gomes and Lorenzo Santes Ramos Requesting a Variance for a Front Building Setback Variance for Property Located at 980 Grandma Branch Road, Grantville - District 2
4. Public Hearing Regarding Petition # CONDUSE 26-02 Filed by JLH, LLC (dba Caswell Wrecker) Requesting a Conditional Use Permit for Property Located at 2657 W Hwy 16, Newnan - District 2
5. Public Hearing Regarding Petition # CONDUSE 26-07 Filed by Dale and Stacey Roufs Requesting a Conditional Use Permit for Property Located at 35 Springdale Drive, Palmetto - District 3

Additional Business

6. Request to Reschedule the August 27, 2026, Board of Zoning Appeals Public Hearing

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.



Community Development

To: Board of Zoning Appeals
From: Shannon Zerangue, County Clerk
Date: June 25, 2026
RE: Minutes from the Public Hearing Held on May 21, 2026

Issue:

Minutes from the Public Hearing Held on May 21, 2026

Discussion:

The Clerk has prepared the minutes from the Public Hearing held on May 21, 2026.

Fiscal Impact:

N/A

Recommendation:

Staff recommends that the Board approve the minutes from the Public Hearing held on May 21, 2026.

DRAFT



Board of Zoning Appeals

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Public Hearing

Minutes

Lisa Eschman
770.254.2635

May 21, 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	Absent
Dee Crouch	District 5	Present
Ben Sewell	Community Development Director	Present
Lisa Eschman	Zoning Manager	Absent
Nicole Blackwell	Zoning Coordinator	Present
Shannon Zerangue	County Clerk	Present

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

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

Chairperson Mitchum explained that the rules governing the meeting could be located on the County's website and on the table in the lobby outside the meeting room.

Chairperson Mitchum explained that the Board of Zoning Appeals serves as a recommending board to the Coweta County Board of Commissioners. She informed everyone that the Board of Commissioners will consider all of tonight's cases on Tuesday, June 16, 2026 at 6:00 p.m.

Approval of Minutes

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

Motion to: Approve

The Board voted to approve the minutes from the Public Hearing held on Thursday, April 23, 2026.

RESULT: Passed (3 to 0)

MOVER: Billy Cranford

SECONDER: Mike Yeager

AYES: Lisa Mitchum, Billy Cranford, Mike Yeager

ABSENT: Dee Crouch, Russell Berry

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

Zoning Coordinator Nicole Blackwell presented Petition # VAR 26-10 filed by Andrew and Elizabeth Straessle requesting a front yard setback variance for property located at 9 West Shore Trace, Newnan (Parcel # 071-5184-057). She explained the subject property is Lot 521 in the Lake Redwine Subdivision, is situated at the intersection of West Shore Trace and West Shore Drive, consists of 0.819± acres, is zoned *RC (Rural Conservation)*, and contains a single-family residence constructed in 2011. She further explained that the applicant is requesting a front yard setback reduction from the required 50-feet to construct a 22-foot by 22-foot detached garage. The proposed structure will be used primarily for the storage of yard equipment, tools, paint, and chemicals, as well as a workshop. The structure has been positioned to accommodate a functional driveway layout while minimizing disturbance to the existing yard area. Its orientation also avoids directly facing the street in order to maintain the aesthetic character of the neighborhood. According to the submitted site plan, the proposed detached garage is located 20 feet from the principal dwelling and 10 feet from the western property line, meeting the applicable separation and setback building requirements. However, the structure will

encroach 10 feet into the required 50-foot setback. The proposed variance would reduce the required front building setback from 50 feet to 40 feet from the right-of-way of West Shore Trace.

Ms. Blackwell highlighted 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.

Ms. Blackwell explained that should the Board of Zoning Appeals recommend approval of the request, the Community Development Department submits 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.

In response to a question from Board Member Cranford, Ms. Blackwell explained that when she last spoke with Mr. Mark Murphy (applicant representative), he indicated that the detached garage plans had not been submitted to the Homeowners' Association for review and approval. She is unsure whether the plans have been submitted to the HOA since that time.

In response to a question from Board Member Yeager, Mr. Murphy explained that the plans have been submitted to the architectural committee of the HOA, but no response has been received at this time.

At Chairperson Mitchum's request, Mr. Murphy officially introduced himself to the Board and to the audience as the applicants' representative.

Chairperson Mitchum called for comments in support of or in opposition to the variance

request. There were none.

In response to questions from Board Member Cranford, Mr. Murphy explained that he is the contractor for the project, not the property owner. He also explained that the plan is to keep a large tree near the existing driveway and denoted its location on an aerial view of the subject property. He further noted that the detached garage will be "tucked back" toward the rear of the property somewhat behind the large tree on the aerial, which will provide some shielding from view. When questioned why another location on the property wasn't chosen, so no variance would be required, Mr. Murphy explained that because the property is a corner lot, it is restricted on two sides. In addition, aesthetically, the property owner did not want to pour more concrete to expand the driveway.

In response to a question from Chairperson Mitchum, Mr. Murphy explained that the detached garage will have a single door that opens toward the driveway, not toward the street.

In response to questions from Board Member Cranford and Chairperson Mitchum, Mr. Murphy explained that the documentation was submitted to the HOA approximately three (3) weeks ago, but he has no idea how long it might take to receive a response.

There were no further questions from the Board for staff or for Mr. Murphy.

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding Petition # VAR 26-10 filed by Andrew and Elizabeth Straessle requesting a front yard setback variance for property located at 9 West Shore Trace, Newnan (Parcel # 071-5184-057).

RESULT: Passed (3 to 0)

MOVER: Billy Cranford

SECONDER: Mike Yeager

AYES: Lisa Mitchum, Billy Cranford, Mike Yeager

ABSENT: Dee Crouch, Russell Berry

Motion to: Recommend Approval

The Board voted to recommend that the Board of Commissioners approve a 10-foot front yard setback reduction (from 50-feet to 40-feet) for property located at 9 West Shore Trace, Newnan (Parcel # 071-5184-057) as requested in Petition # VAR 26-10 filed by Andrew and Elizabeth Straessle, subject to the following two (2) conditions:

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.

RESULT: Passed (3 to 0)

MOVER: Mike Yeager

SECONDER: Billy Cranford

AYES: Lisa Mitchum, Billy Cranford, Mike Yeager

ABSENT: Dee Crouch, Russell Berry

Chairperson Mitchum reminded the applicant that the final decision regarding the variance request will be rendered by the Board of Commissioners on Tuesday, June 16, 2026 at 6:00 p.m.

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**

Zoning Coordinator Blackwell presented Petition # VAR 26-11 filed by Jeffrey Grubbs requesting a guest house variance for property located at 344 Bill Hart Road, Newnan (Parcel # 112-1020-010). She explained that the subject property consists of 7.63± acres and is zoned *RC (Rural Conservation)*. She further explained that the applicant wishes to construct an 896 square foot guest house on the property for a family member and, pursuant to *Article 7, Section 72, Item 11(B)* of the *Coweta County Zoning and Development Ordinance*, a minimum of ten (10) acres is required to accommodate both a principal dwelling and a guest house. Therefore, the applicant is requesting a reduction in the minimum required acreage from ten (10) to 7.63± acres. She noted that the guest house will be located in the rear yard, approximately 115 feet from the principal dwelling, and will be accessed via a shared driveway from Bill Hart Road.

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

1. The intent of the ordinance is to provide independent living for 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 the ordinance.

Ms. Blackwell explained that 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.

Chairperson Mitchum asked if the applicant was present.

Mr. Jeffrey Grubbs, applicant, explained that he and his wife would like to construct a guest house on their property behind their home for his elderly, ailing mother-in-law. He further explained that he and his wife are his mother-in-law's primary caregivers. In addition to serving as her caretakers, they are also responsible for maintaining her current home and property, so having her nearby would be extremely helpful for all of them.

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

There were no questions from the Board for staff or Mr. Grubbs.

Motion to: Close the Public Hearing

The Board voted to close the 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 (Parcel # 112-1020-010).

RESULT: Passed (3 to 0)

MOVER: Billy Cranford

SECONDER: Mike Yeager

AYES: Lisa Mitchum, Billy Cranford, Mike Yeager

ABSENT: Dee Crouch, Russell Berry

Motion to: Recommend Approval

The Board voted to recommend that the Board of Commissioners approve a 3-acre guest house minimum acreage reduction (from 10-acres to 7.63± acres) for property located at 344 Bill Hart Road, Newnan (Parcel # 112-1020-010) as requested in Petition # VAR 26-11 filed by Jeffrey Grubbs, subject to the following two (2) conditions:

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.

RESULT: Passed (3 to 0)
MOVER: Billy Cranford
SECONDER: Mike Yeager
AYES: Lisa Mitchum, Billy Cranford, Mike Yeager
ABSENT: Dee Crouch, Russell Berry

Chairperson Mitchum reminded the applicant that the final decision regarding the variance request will be rendered by the Board of Commissioners on Tuesday, June 16, 2026 at 6:00 p.m.

Additional Business

Zoning Coordinator Blackwell explained that the next Board of Zoning Appeals meeting is scheduled on Thursday, June 25, 2026, at 6:00 p.m.

Adjournment

Motion to: Adjourn

The Board voted to adjourn the meeting.

RESULT: Passed (3 to 0)
MOVER: Billy Cranford
SECONDER: Mike Yeager
AYES: Lisa Mitchum, Billy Cranford, Mike Yeager
ABSENT: Dee Crouch, Russell Berry

Chairperson

Read, approved, and adopted this

the 25th day of June, 2026

ATTEST: _____
BOZA Clerk



Community Development

To: Board of Zoning Appeals
From: Nicole Blackwell, Zoning Coordinator
Date: June 25, 2026
RE: Petition #: VARIANCE 26-14
Applicant: Peachtree Senior Partners, LLC
Property Owners: Peachtree Senior Partners, LLC
Location: Fischer Road, Sharpsburg
Commission District: 4th - Commissioner Reidelbach
Tax Parcel(s): 145-6134-071
Property Size: 18.9± acres
Current Zoning: RRCC (Residential Retirement Community & Care)
Requested Zoning: N/A
Proposed Use: Seeking approval to build two 4-story Concierge Living Independent Living buildings at a maximum height of 55 feet
Public Hearing (Date, Time, Location): June 25, 2026 at 6:00 PM - 37 Perry Street, Newnan

Issue:

Petition # VAR 26-14 Filed by Peachtree Senior Partners, LLC Requesting a Height and Story Variance for Property Located off Fischer Road, Sharpsburg

Discussion:

Peachtree Senior Partners, LLC has filed an application for a height and story variance for property located off of Fischer Road, Sharpsburg (see attached staff report)

Fiscal Impact:

N/A

Recommendation:

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

1. The proposed structures shall be limited to 4 stories and a maximum of 55-feet.

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): Peachtree Senior Partners, LLC
Address of Applicant(s): [REDACTED]
Phone #: [REDACTED] E-mail address: mark@theascgroup.com
Address of Subject Property: 478 Fischer Road
Property Tax I.D. #: 145-6134-002 - Parent PIN] 145-6134-071 - PID

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 9A Section 92A Item 10

Brief description of requested use: Request is to allow for two (2) 4-story Concierge Living (CL) Independent Living buildings. Proposed building height is 54'-3", under the approved 55'-0" allowable height.

Applicant's reason for not conforming to the Zoning Ordinance:

Most of our residents use walkers and need to be closer to amenities. A 4 story structure is more efficient and will result in much shorter walk distances to amenities and dining. It also allows for larger units for our residents. In a post-COVID environment, we know it's important that residents have ample living space. Additionally, we have reduced total unit density for the site to 340 (previously approved for 360).

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

Zoning allows a maximum of 3 story structures. We are requesting a 4th story. However, we will be under the approved zoning height restriction of 55'-0".

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

None

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?

No

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.

The 3 story footprint presents a hardship with further walk distances and smaller units. A 3 story building needs to be longer than a 4 story building. Most of our residents use walkers. A 4 story building allows shorter distances to elevators and the club. This design has larger units for residents. Post-COVID, we have found residents need larger spaces in case of sheltering in place due to illness. This layout reduces unit count, adds green space, and assists with stormwater control.

- 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.

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>

A handwritten signature in blue ink, appearing to read "AA Vairi Jr.", with a horizontal line drawn through the middle of the signature.

May 8, 2026

Coweta County Government
22 East Broad Street
Newnan, GA 30263

Attn: Nicole K. Blackwell, Zoning Coordinator, Community Development
Re: Celebration Village Variance Information: Variance-26-014

Dear Nicole,

Thank you for requesting additional information to clarify the hardships associated with our proposed variance request at Celebration Village.

The primary reason for our variance request is due to the hardship of longer walking distances for residents to amenities. Our former design had amenities located only in the Club building. Observing residents in our current facilities, we realized that many are living longer and most will need walkers. Our new design incorporates amenity spaces in the CL buildings. This change greatly reduces the walk distance to amenities. This is accomplished by designing more efficient 4 story buildings allowing for more amenity space on the first level.

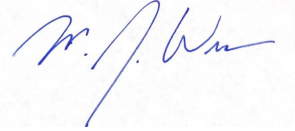
A second hardship developed post-COVID requiring changes in senior living spaces and our care model. Historically, senior housing design followed a "Social Hub" philosophy. Private units were intentionally compact to encourage residents to utilize common areas. The COVID-19 pandemic exposed a critical flaw in this high-density socialization model for vulnerable populations. During the pandemic, the mandatory closure of common areas and the shift to in-unit dining and visitation meant that residents were confined to spaces never designed for 24-hour occupancy. Small units lacked the square footage for safe in-unit isolation, telehealth setups, or socially distanced guest hosting. Residents now require "Resilient Units"—spaces that offer autonomy and safety during outbreaks (including COVID-19 and Norovirus) without sacrificing quality of life.

To meet these modernized health and safety standards, the internal square footage per unit must increase significantly. To accommodate these larger, life-safety-compliant floor plans without expanding the building's footprint—which would compromise pervious green space and required setbacks—the project requires an additional story. This vertical solution allows for a safer facility directly addressing the hardship created by a permanent shift in senior healthcare architecture. The new building design improves daylighting and the larger units are spread across more floors. The floors will feel less dense, quieter, and have less foot traffic in the corridors. Another benefit of our new design is a reduction in unit count from our current approved amount. The more efficient structures allow us to reduce total units to 340, down from our last approved plan of 343 units.

Lastly, this request is consistent with our prior Variance 23-014 approval to allow 4 stories for our IL Independent Living Villa building. We were approved for 4 stories for the IL building on June 2, 2023. As with this prior variance, the new CL buildings will be under the 55'-0" height limitation as required by the zoning ordinance.

Please contact me with any questions or concerns.

Sincerely,



Mark J. Winschel
Director of Construction
The ASC Group


mark@theascgroup.com

To: Coweta County Zoning Board of Appeals

From: Nicole K Blackwell, Zoning Coordinator

Re: Variance Request
Article 9A, Section 92A, Items 10 & 11 – Dimensional Requirements for a Height and Story Variance
Applicant: Peachtree Senior Partners, LLC
Location: Fischer Road, Sharpsburg (±18.9 acres)
Petition # VAR 26-014
Tax ID #: 145-6134-071
4th Commission District

Date: June 11, 2026

The subject property is located within the Celebration Village subdivision off of Fischer Road in Sharpsburg and consists of approximately 18.9 acres. The property was rezoned to RRCC (Residential Retirement Community and Care) in 2015 under Rezoning Petition #018-14 and is located within the QDCD (Quality Development Corridor overlay District). The RRCC district was established to permit the development of retirement dwelling units intended primarily for persons 55 years of age and older, while ensuring flexibility in site planning and the inclusion of amenities necessary for quality retirement housing. Although the RRCC zoning district has since been removed from the Coweta County Zoning and Development Ordinance, properties previously zoned RRCC may retain the previous approved zoning classification.

History of Subject Property's Zoning Requests:

- **Petition #018-14 (2015):** Property was rezoned to RRCC.
- **Petition #003-18 (2018):** Condition #12 of previous Rezoning Petition #018-14 was amended to increase the maximum number of lots from 70 to 95.
- **Petition #018-19 (2019):** Request to amend Conditions #12 and #13 of previous Petition #003-18 was denied by the Board of Commissioners.
- **Petition ZA #014-20 (2020):** A Conditional Use Permit was approved for an Assisted Living/Memory Care Facility.
- **Petition VAR #23-14 (2023):** Approval was granted for the western building to exceed the maximum permitted building height and number of stories, allowing a maximum height of 55 feet and a maximum of 4 stories.
- **Petition VAR #22-66 (2023):** Variance granted to allow a flat roof and to allow up to a 15% reduction of Class/Category "A" materials.

According to the site plan submitted with the application, the applicant proposes to construct four buildings on the subject property. While the westernmost building previously received approval for a height and story variance under Petition VAR #23-14, the applicant is now requesting approval for two additional buildings (labeled South CL Independent Living Bldg and West CL Independent Living Bldg on the site plan submitted with the variance application) to have a maximum height of 55 feet and a maximum of 4 stories.

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

Community Development

Building Official:

Construction shall comply with the International Building code for allowable height and area.

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 is zoned RRCC (Residential Retirement Community and Care) and has a Conditional Use Permit for an Assisted Living/Memory Care Facility. The proposed buildings would continue to be utilized as part of the approved retirement community. Surrounding properties include residential and commercial uses. The requested variance pertains to building height and number of stories and does not propose a change in the approved use of the property.

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

Response: The request is limited to building height and number of stories and does not expand the development footprint or change the approved use of the property. Potential impacts related to building height may be considered by the Board.

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

Response: The applicant states that the request is based on changes in senior living design standards and operational needs. The Board must determine whether these circumstances are unique to the property and development.

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 applicant cites changes in senior living design practices and healthcare related considerations that emerged following the COVID-19 pandemic as factors supporting the request. The Board may consider these factors, along with the property's prior approvals.

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

Response: The applicant states that compliance with the height and story limitations would restrict the proposed building design and associated amenities. The Board must determine 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 requested variance is driven by evolving standards in senior living design and healthcare, particularly changes that emerged following the COVID-19 pandemic. According to the applicant, modern senior housing design now requires larger residential units, additional amenity space within individual buildings, and layouts that better accommodate aging residents who increasingly rely on walkers or mobility assistance. The applicant further states that the prior "social hub" design model, which concentrated amenities in a central clubhouse and utilized smaller residential units, no longer adequately addresses current health, safety, and operational needs for senior living communities.

- 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 contends that strict application of the height limitation would prevent the development from incorporating updated senior living design features intended to improve resident accessibility, safety, and quality of life. Specifically, the applicant states that limiting the buildings to fewer stories would require either a larger building footprint or smaller unit sizes, which could reduce green space, impact setbacks, and increase walking distances between residential units and amenities. The applicant further notes that the proposed four-story design allows for additional amenity space within the Concierge Living buildings, larger residential units designed to accommodate modern healthcare and isolation needs, improved daylighting, and reduced corridor density and foot traffic.

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

Response: The applicant notes that a similar variance permitting a four-story Independent Living building was previously approved under Variance Petition #23-14 on June 2, 2023. According to the applicant, the revised building design allows for improved internal functionality while maintaining setbacks, preserving green space, and reducing the overall unit count from the previously approved plan. The applicant contends that the request remains generally consistent with the intent of the development and prior approvals associated with the property.

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

1. The request is limited to building height and number of stories and does not expand the development footprint or change the approved use of the property. Potential impacts related to building height may be considered by the Board.
2. Based on staff comments, the proposed request is not expected to impact public facilities or the surrounding area.

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

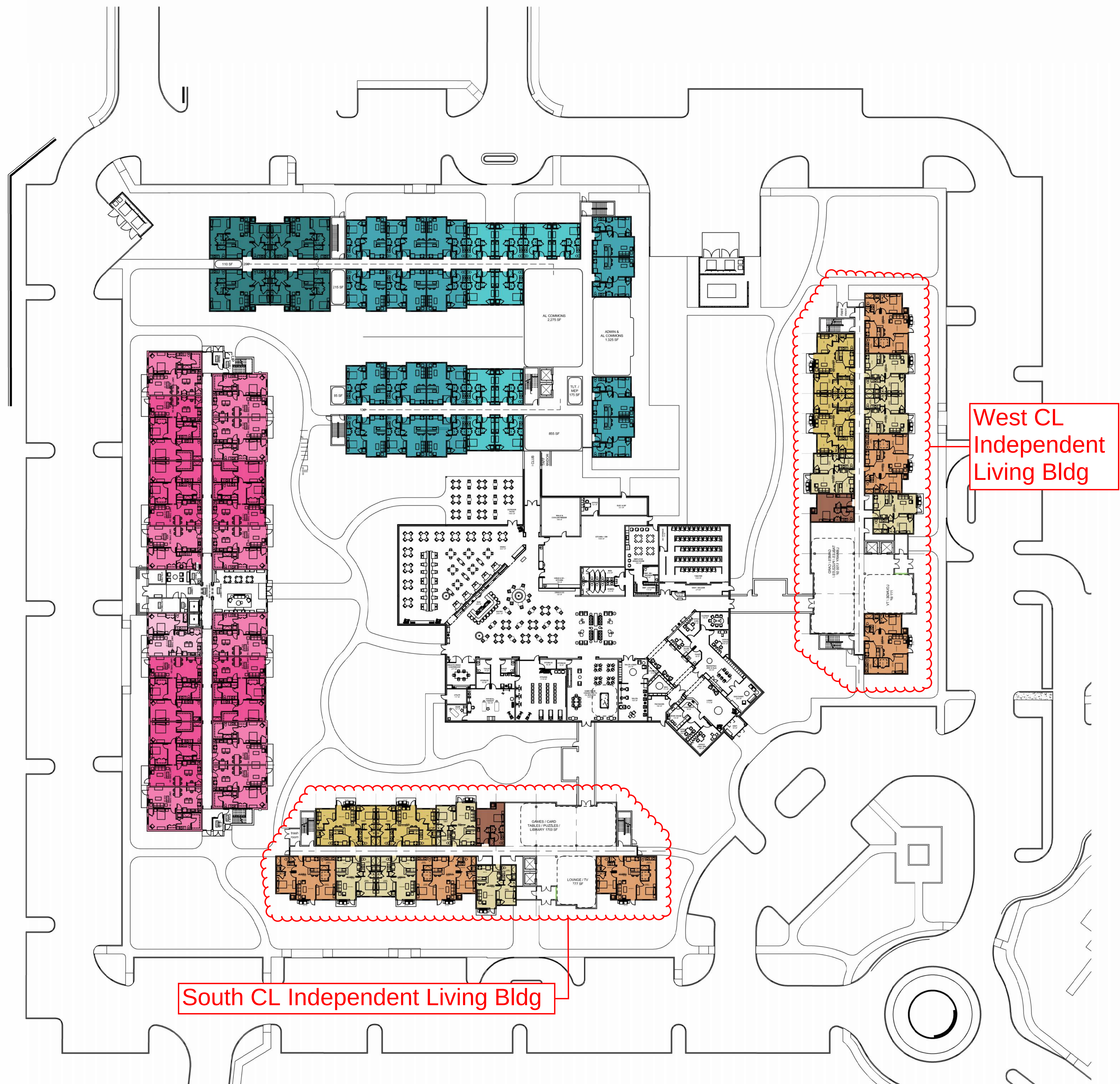
1. The proposed structures shall be limited to 4 stories and a maximum of 55-feet.

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, June 25, 2026**
- Final Decision with Board of Commissioners – **Tuesday, July 21, 2026**

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

c: Mark Winschel



CELEBRATION VILLAGE - PEACHTREE CITY

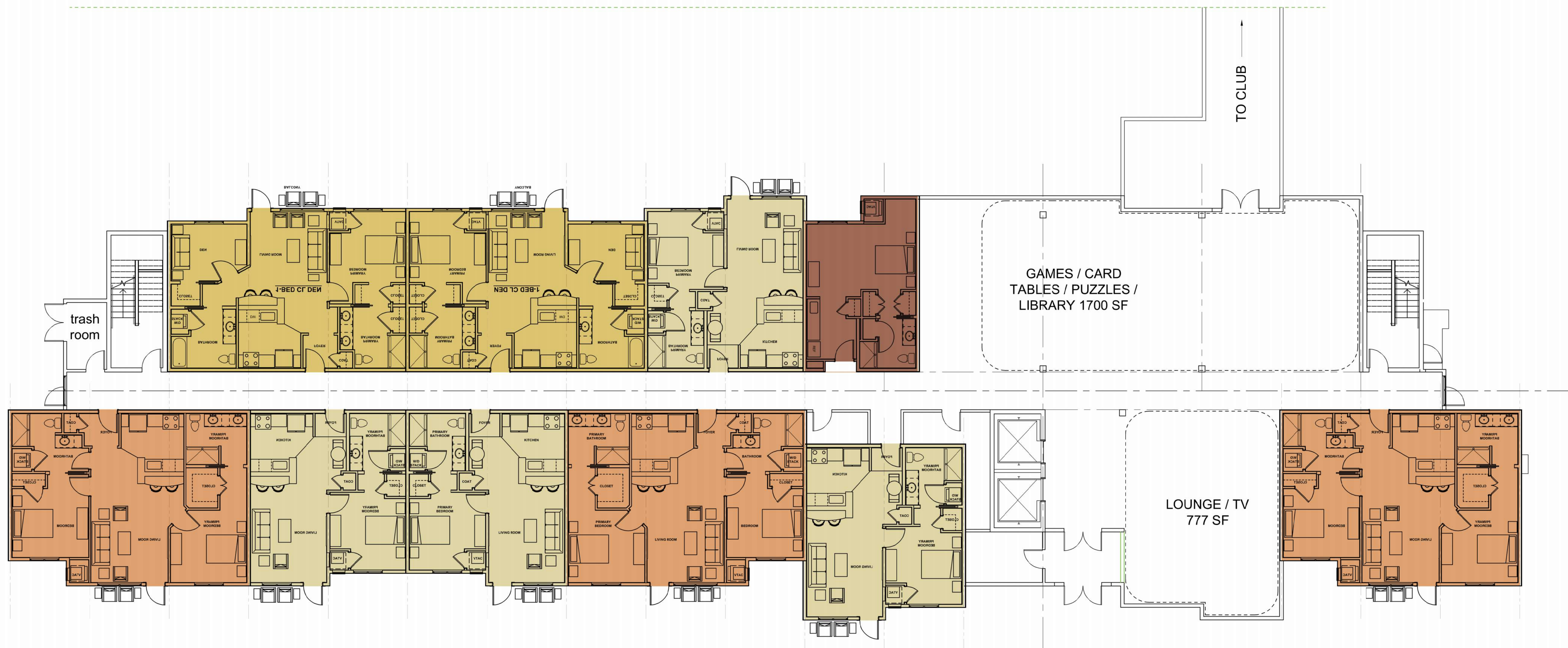
400 FISCHER ROAD, SHARPSBURG, GA 30277

OVERALL SITE PLAN
SCALE: 1" = 30'-0"

21507.01

04.10.2026





UNIT COUNT - CONCIERGE LIVING

		GROUND FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL
STUDIO	470 SF	1	0	0	0	1
ONE - BEDROOM	686 SF	4	7	7	7	25
ONE - BEDROOM DEN	966 SF	2	2	2	2	8
TWO - BEDROOM	1,031 SF	3	4	4	4	15
TOTAL		10	13	13	13	49
GROSS BUILDING AREA		13,737 SF	13,737 SF	13,737 SF	13,737 SF	54,948 SF
RENTABLE BUILDING AREA	74.8% EFF	8,294 SF	10,931 SF	10,931 SF	10,931 SF	41,087 SF

CELEBRATION VILLAGE - PEACHTREE CITY

400 FISCHER ROAD, SHARPSBURG, GA 30277

CL EAST LVL 1
SCALE: 1/8" = 1'-0"

21507.01

04.14.2026





UNIT COUNT - CONCIERGE LIVING

		GROUND FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL
STUDIO	470 SF	1	0	0	0	1
ONE - BEDROOM	686 SF	4	7	7	7	25
ONE - BEDROOM DEN	966 SF	2	2	2	2	8
TWO - BEDROOM	1,031 SF	3	4	4	4	15
TOTAL		10	13	13	13	49
GROSS BUILDING AREA		13,737 SF	13,737 SF	13,737 SF	13,737 SF	54,948 SF
RENTABLE BUILDING AREA	74.8% EFF	8,294 SF	10,931 SF	10,931 SF	10,931 SF	41,087 SF

CELEBRATION VILLAGE - PEACHTREE CITY

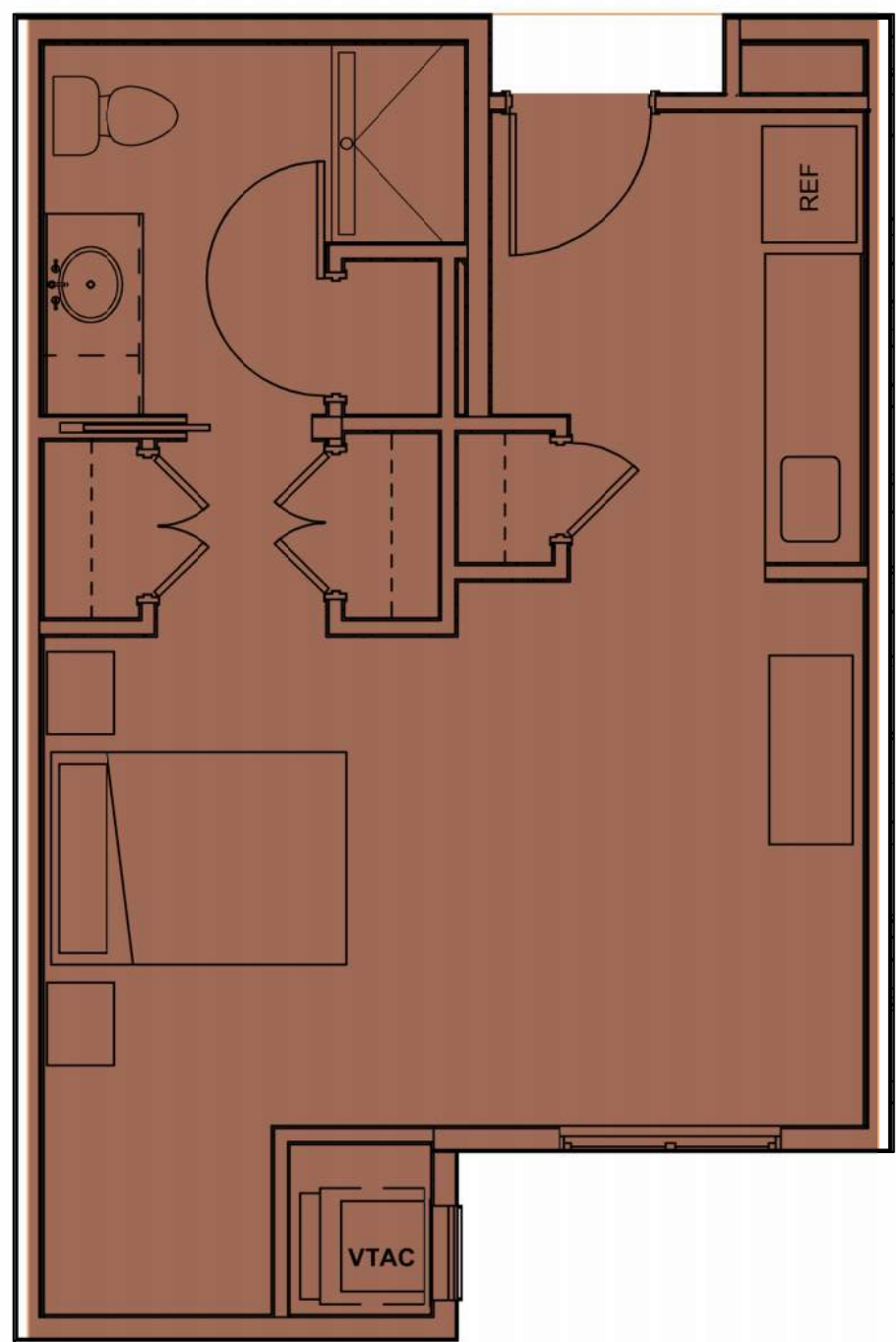
400 FISCHER ROAD, SHARPSBURG, GA 30277

CL EAST UPPER FL
SCALE: 1/8" = 1'-0"

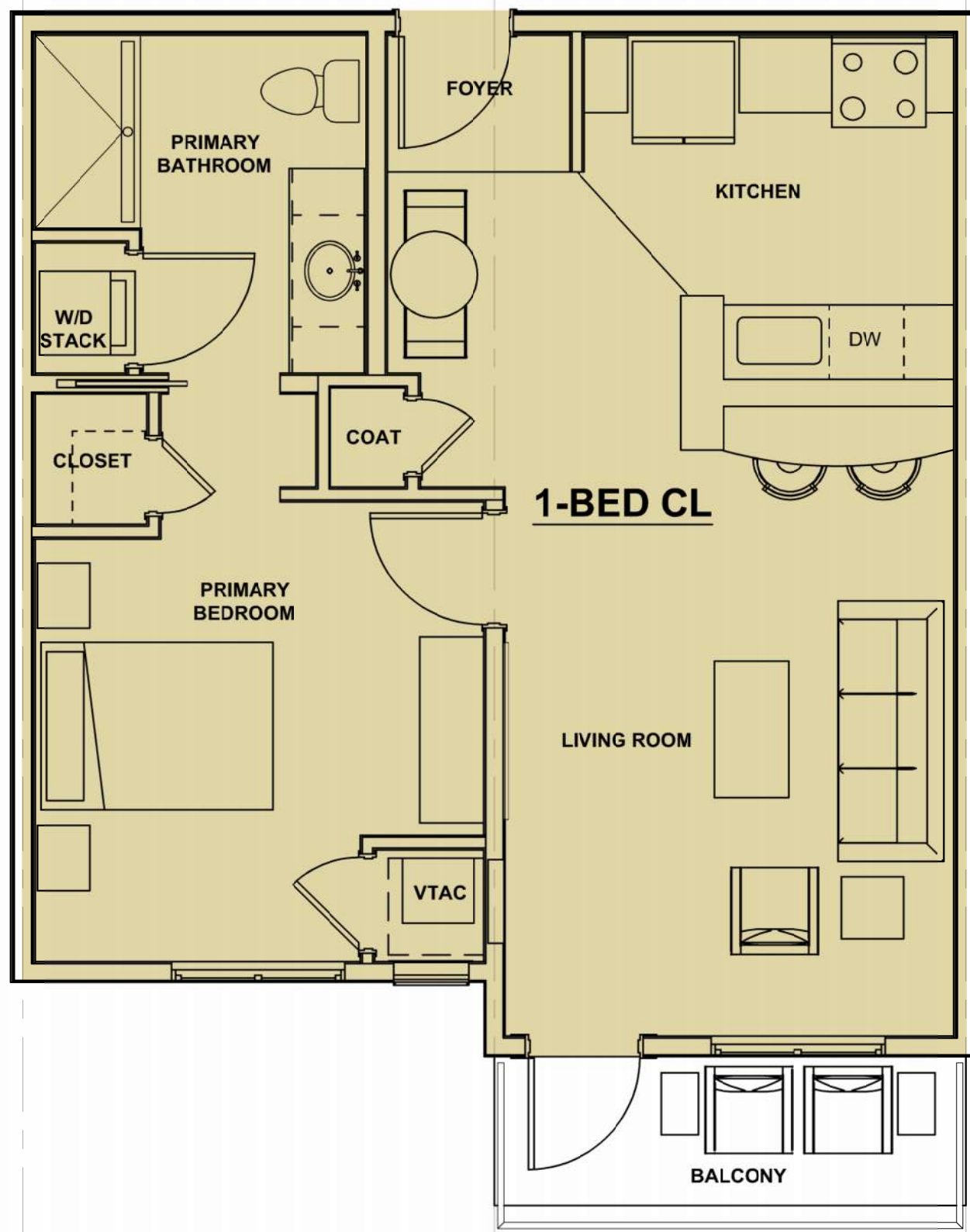
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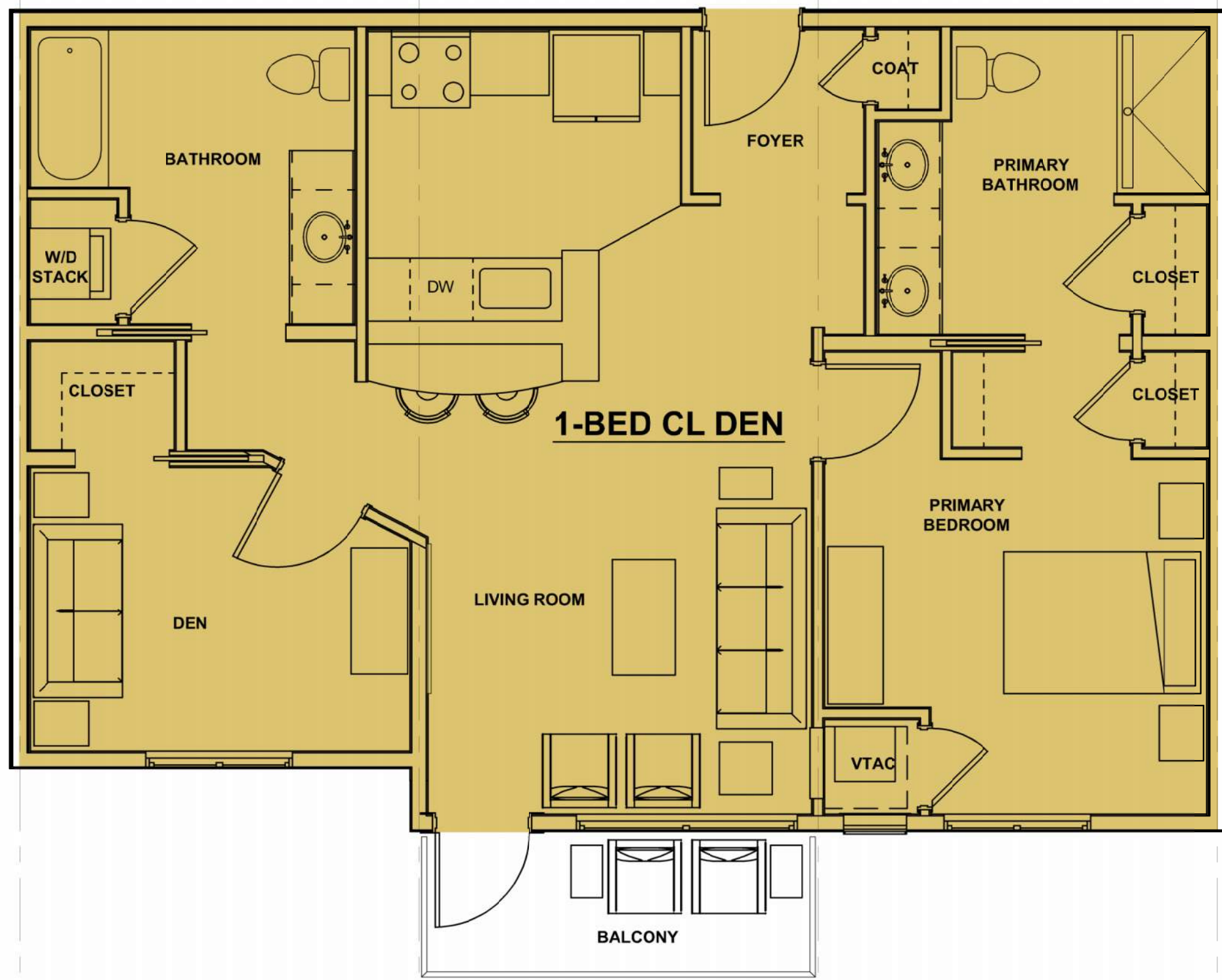




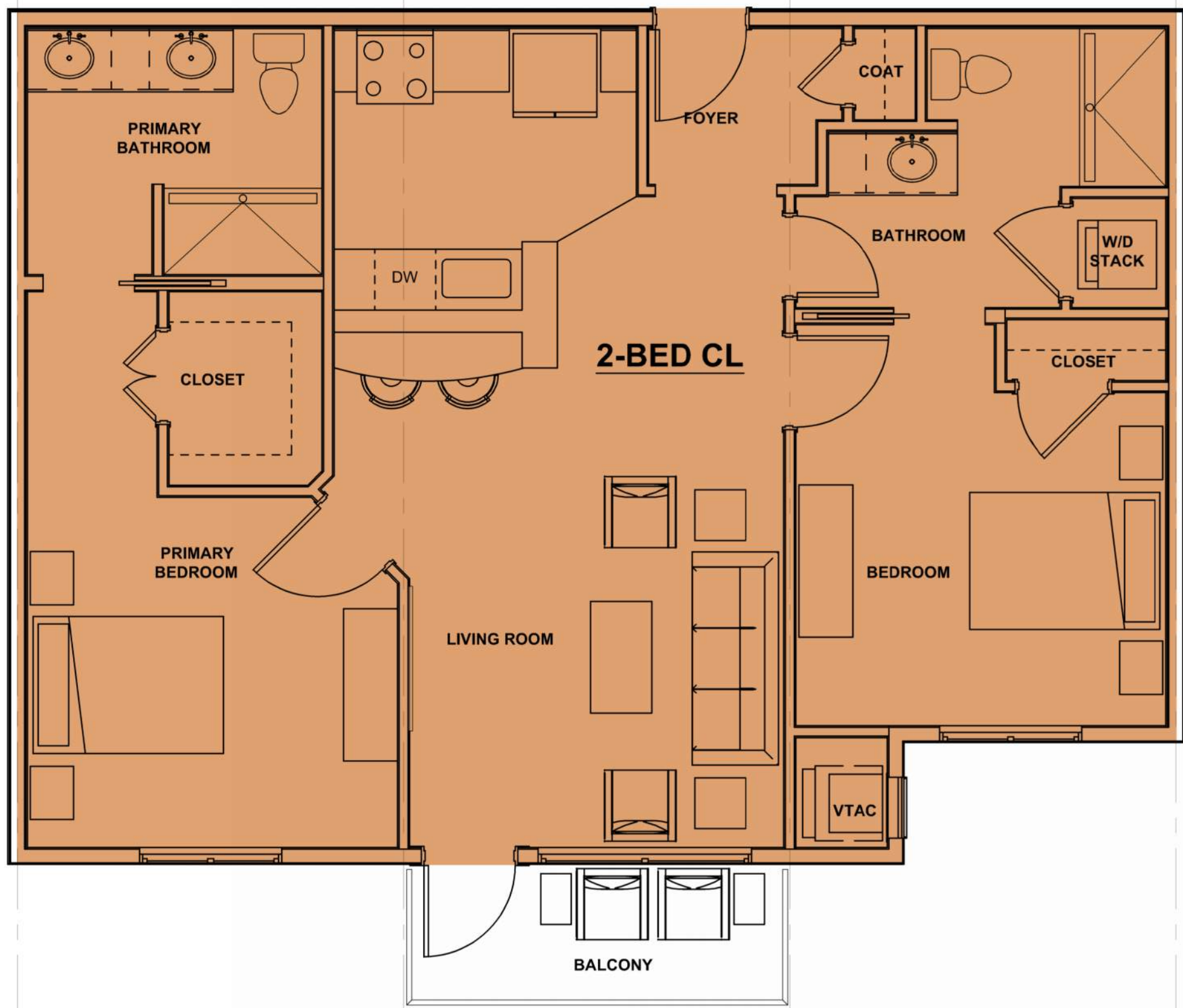
CL STUDIO UNIT
470 SF



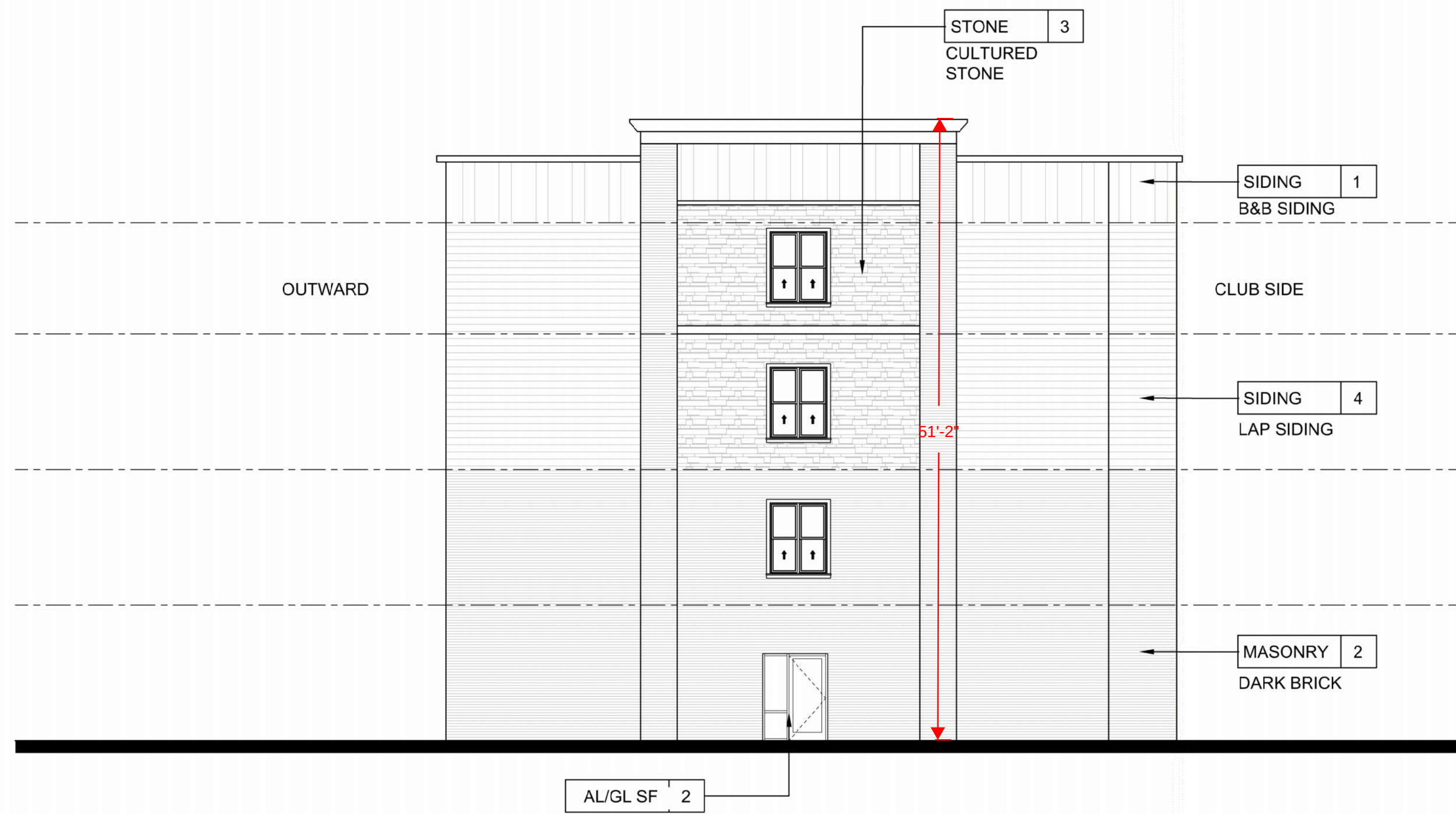
CL ONE-BED UNIT
686 SF



CL ONE-BED W/ DEN UNIT
966 SF



CL TWO-BED UNIT
1,031 SF



FACING P.C.



FACING OUTWARD

CELEBRATION VILLAGE - PEACHTREE CITY

400 FISCHER ROAD, SHARPSBURG, GA 30277

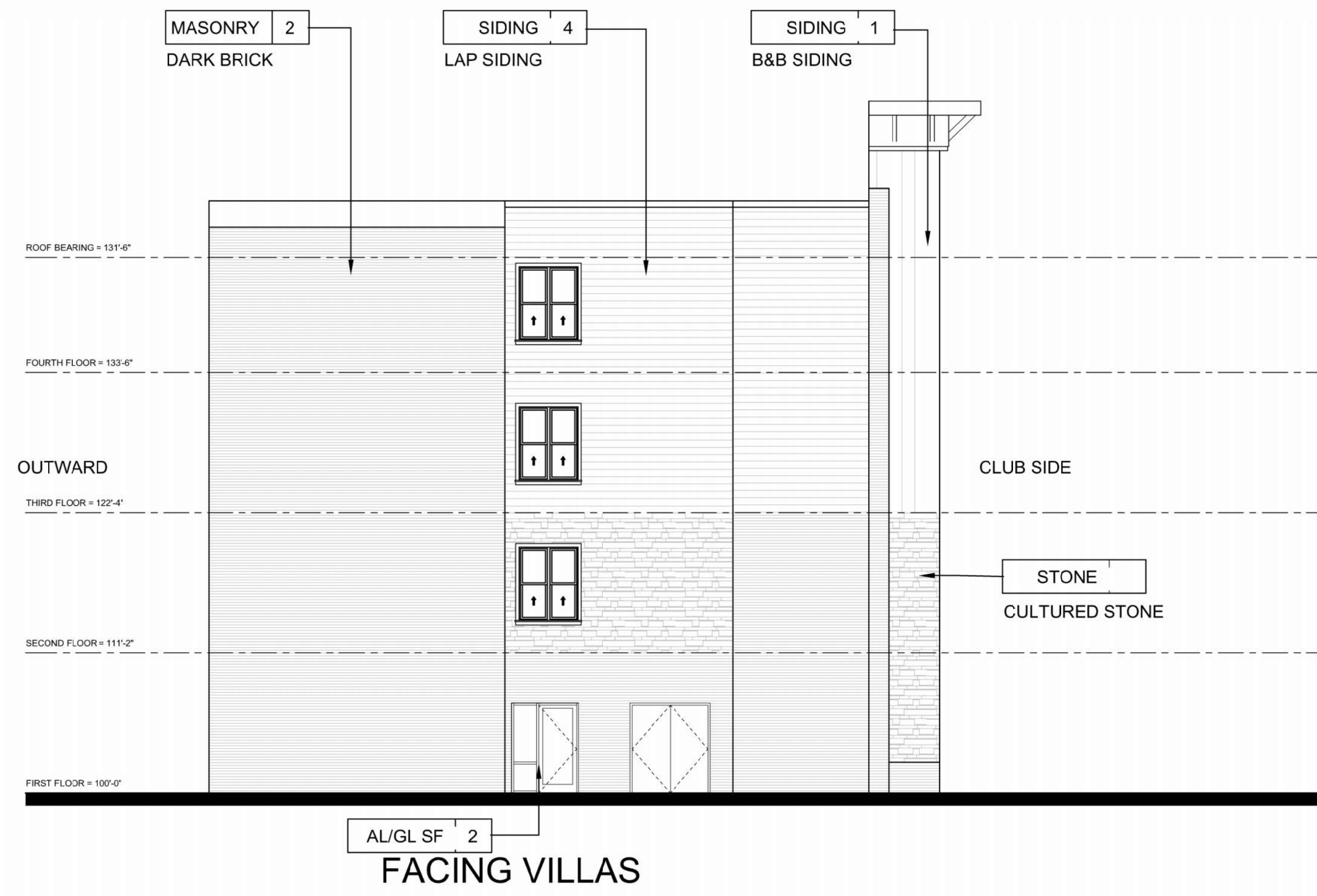
CL ELEVATIONS
SCALE: 1/8" = 1'-0"

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04.14.2026



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CELEBRATION VILLAGE - PEACHTREE CITY

400 FISCHER ROAD, SHARPSBURG, GA 30277

CL ELEVATIONS
SCALE: 1/8" = 1'-0"

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04.14.2026

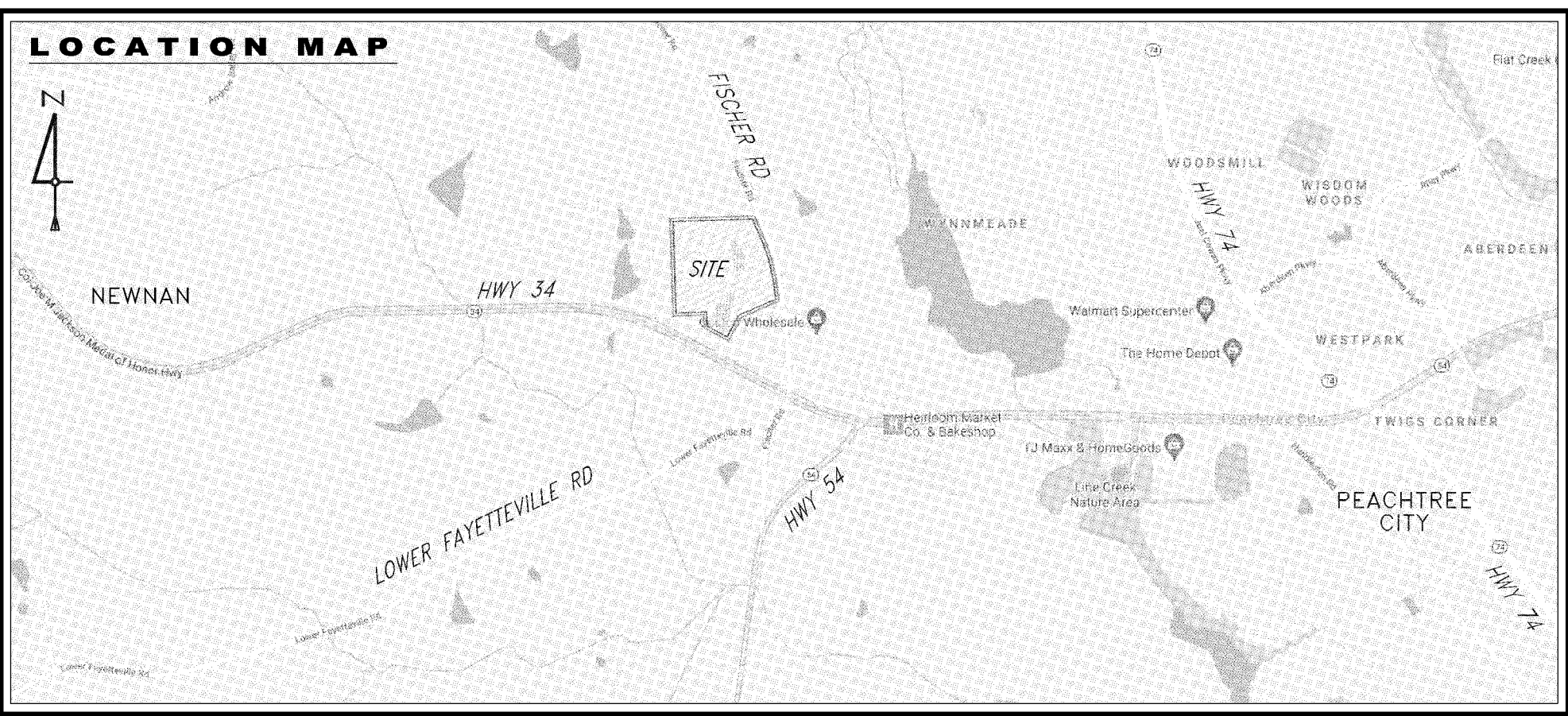


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BK: 101 PG: 1742-1743
Filed and Recorded
04-07-2025 03:09 PM
DOC# P2025-000086

Niki Sewell

NIKI SEWELL
CLERK OF SUPERIOR COURT
COWETA COUNTY



PLAT NOTE:

1. THIS PLAT SUPERCEDES THE PLAT RECORDED:
PLAT BOOK 101, PAGE 270
PLAT BOOK 93, PAGE 84

2. THESE PARCELS SUBJECT TO NOTES & REQUIREMENTS AS SHOWN ON
PLAT RECORDED PLAT BOOK 101, PAGE 270 & PLAT BOOK 93, PAGE 84

SURVEY DATA:

TRACT 1 AREA = 65.323 ACRE
N/F PEACHTREE SENIOR PARTNERS LLC
PARCEL NUMBER: 145 6134 002
PLAT CLOSURE = 1' IN 1,549,008 FEET

BUNGALOW "C" AREA (PORTION OF TRACT 1) = 46.736 ACRES / 2,022,042 SQ. FEET
VILLAGE "A" AREA (PORTION OF TRACT 1) = 18.903 ACRES / 823,432 SQ. FEET
AREA WITHIN 50' RIGHT-OF-WAY = 0.316 ACRES
(AREA OF UTILITY AND INGRESS/EGRESS EASEMENTS ARE INCLUDED IN THE TOTAL AREA OF TRACT 1)

TRACT 2 AREA = 2.408 ACRES
N/F UC COS LLC
PARCEL NUMBER: 145 6133 027
PLAT CLOSURE = 1' IN 2,235,803 FEET

EQUIPMENT USED:

GEOMAX ZOOM 80 ROBOTIC TOTAL STATION
TOPCON GTS-313 TOTAL STATION
CARLSON BRX7 BASE AND ROVER
FIELD CLOSURE: 1' IN 20,097 FEET
ANGULAR ERROR: 3" PER ANGLE POINT
ADJUSTED BY: NETWORK LEAST SQUARES

REFERENCE PLAT:

PLAT PREPARED BY THIS OFFICE FOR THE BAGGARLY ESTATE
DATED 02-01-1989 AND LAST REVISED 09-22-1994. (PB: 93 PG: 84)

DENSITY CALCULATIONS:

MAXIMUM DENSITY: 12 UNITS PER ACRE = 65.32 x 12 = 783 UNITS
PROPOSED DENSITY: 360 UNITS

WATERSHED PROTECTION:

THIS PROJECT LIES WITHIN THE SHOAL CREEK WATERSHED PROTECTION DISTRICT.

- PLAT GENERAL NOTES:**
1. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED IN THE TITLE BLOCK AND OR THE CERTIFICATION. ANY USE BY OTHER PARITIES NOT NAMED IS AT THEIR OWN RISK.
2. THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL IN CONTRASTING INK.
3. IN MY OPINION THIS PROPERTY IS NOT WITHIN (ZONE A/AE) OR (ZONE X - SHADED). SPECIAL FLOOD HAZARD AREAS AS DEFINED BY F.E.M.A. FLOOD INSURANCE RATE MAPS (FIRM) #13077C0170D AND 13077C0190D WITH EFFECTIVE DATE OF FEBRUARY 06, 2013.
4. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE; THEREFOR, THE UNDERSIGNED AND GASKINS + LECRAW MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.
7. WATER SERVICE TO BE PROVIDED BY COWETA COUNTY WATER AND SEWERAGE AUTHORITY.
8. SEWER SERVICE TO BE PROVIDED BY COWETA COUNTY WATER AND SEWERAGE AUTHORITY.
9. ALL DRAINAGE EASEMENTS TO CONFORM TO ACTUAL LOCATION OF DRAINAGE STRUCTURES AND STREAMS.
10. 1/2" IRON PINS SET ON ALL LOT CORNERS UNLESS OTHERWISE NOTED. PERMANENT MONUMENTS ARE 1/2" REBAR SET.
11. BASIS OF BEARINGS AS SHOWN HEREON IS GRID NORTH (STATE PLANE GA. WEST ZONE). HORIZONTAL DATUM = STATE PLANE COORDINATE SYSTEM OF THE GEORGIA WEST ZONE ESTABLISHED BY METHOD OF EGPS NETWORK ROVER, 3 MINUTES AVERAGED OBSERVATION ON AT LEAST 4 CONTROL STATIONS. EQUIPMENT = CHAMPION PRO ANTENNA RECEIVER.
12. ALL STORMWATER PONDS MUST BE CERTIFIED BY THE ENGINEER AND THE REQUIRED STORMWATER FACILITY MAINTENANCE AGREEMENT SUBMITTED TO THE COUNTY FOR REVIEW, APPROVAL AND RECORDING. THIS PROCESS MUST BE COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR FUTURE BUILDINGS. THE 100 YEAR PONDING ELEVATIONS FOR STORM WATER PONDS WERE PROVIDED TO THIS OFFICE BY CAPSTONE ENGINEERING.
13. PROPERTIES SHOULD BE ADDRESSED PER THE REQUIREMENTS OF ARTICLE 24 SECTION 246.1.2.
14. KEONI DRIVE, LEISURE BOULEVARD, SUCCESS DRIVE, FREEDOM DRIVE, WELLNESS LANE, AND REJUVENATE LANE ARE ASSUMED TO BE PRIVATE DRIVES AND PER COWETA COUNTY ARE NOT MAINTAINED BY COWETA COUNTY PUBLIC WORKS.
15. ACCESS FROM AND IMPROVEMENTS TO GEORGIA STATE HIGHWAY 34, FISCHER ROAD, AND STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED PER COUNTY APPROVAL PRIOR TO ANY LOT RECEIVING CERTIFICATE OF OCCUPANCY OR BUSINESS LICENSE.
16. IDENTIFIED ON A RECORDED PLAT (BOOK 18, PAGE 89) AS A 50-FOOT RIGHT-OF-WAY. THIS RIGHT-OF-WAY IS UNIMPROVED AND NOT CURRENTLY USED AS A PUBLIC ROAD. A QUITCLAIM DEED RECORDED IN DEED BOOK 5423, PAGE 541-543, TRANSFERRED THE PROPERTY INTEREST FROM WILLIAMS LAKE, LLC TO PEACHTREE SENIOR PARTNERS, LLC. NO RECORDS HAVE BEEN FOUND INDICATING THAT THE RIGHT-OF-WAY HAS BEEN RELEASED.

PROJECT CURVE AND CALL TABLE

Course	Bearing	Distance
L1	S 18°46'14" E	72.55'
L2	S 15°39'01" E	19.66'
L3	S 73°31'05" W	108.84'
L4	S 22°12'50" E	17.43'
L5	S 00°31'18" E	382.17'
L6	S 89°24'04" W	113.29'
L7	N 00°37'55" W	139.88'
L8	N 19°47'16" W	195.77'
L9	N 60°24'48" W	52.51'
L10	S 19°24'32" W	55.76'
L11	S 35°23'41" W	127.94'
L12	S 36°21'54" W	192.43'
L13	S 89°23'47" W	90.75'
L14	S 00°23'19" W	136.03'
L15	S 15°44'33" E	145.29'
L16	S 63°37'37" E	130.91'
L17	S 26°26'30" W	72.12'
L18	N 62°18'17" W	50.01'
L19	N 26°26'30" E	20.97'
L20	N 63°37'37" W	80.85'
L21	N 15°44'33" W	145.29'
L22	N 00°23'19" E	136.03'
L23	N 16°17'06" W	14.47'
L24	S 89°23'47" W	28.91'
L25	S 57°59'29" W	132.89'
L26	S 02°08'35" E	122.29'
L27	S 87°51'24" W	5.00'
L28	S 87°51'24" W	25.00'
L29	N 02°08'35" W	121.24'
L30	N 68°05'54" W	205.29'
L31	N 90°00'00" W	50.54'
L32	N 00°00'00" E	138.62'
L33	N 03°58'07" E	286.17'
L34	S 88°03'42" W	110.29'
L35	N 02°04'17" W	581.74'
L36	N 46°56'04" E	87.80'
L37	N 01°59'17" W	96.06'
L38	N 87°52'44" E	83.14'
L39	S 01°59'17" E	116.33'
L40	N 88°12'12" E	248.11'
L41	S 02°04'17" E	422.14'
L42	S 54°24'05" E	103.10'
L43	S 50°32'12" E	89.02'
L44	N 17°30'05" E	39.40'
L45	N 03°07'04" E	46.76'
L46	N 16°08'50" E	118.57'
L47	N 58°45'31" W	236.28'
L48	N 85°52'15" W	11.85'
L49	S 31°38'48" E	11.85'
L50	S 58°45'31" E	236.28'

Course	Bearing	Distance
L51	S 16°08'50" W	118.57'
L52	S 71°40'10" E	25.72'
L53	N 70°05'37" E	126.08'
L54	N 87°43'02" E	23.77'
L55	S 00°31'18" E	267.26'
L56	S 44°48'32" W	62.29'
L57	S 89°24'04" W	82.82'
L58	N 00°37'55" W	124.96'
L59	N 19°47'16" W	211.94'
L60	N 60°24'48" W	40.09'
L61	N 87°08'05" E	41.05'
L62	N 47°50'38" E	32.90'
L63	N 09°43'16" E	40.87'
L64	S 19°24'32" W	45.59'
L65	S 35°23'41" W	123.47'
L66	S 36°21'54" W	177.20'
L67	S 89°23'47" W	84.20'
L68	N 16°17'06" W	47.40'
L69	N 16°16'11" E	84.10'
L70	S 61°12'30" E	19.27'
L71	N 33°30'54" E	114.69'
L72	S 89°31'41" W	30.32'
L73	S 35°44'37" W	82.38'
L74	S 16°16'11" W	84.10'
L75	S 16°17'06" E	33.36'
L76	S 89°23'47" W	28.93'
L77	S 57°59'29" W	142.38'
L78	N 68°05'54" W	213.20'
L79	N 90°00'00" W	85.23'
L80	N 00°00'00" E	74.56'
L81	N 03°58'09" E	291.34'
L82	N 88°03'42" E	364.34'
L83	S 74°27'24" E	135.53'
L84	S 54°24'05" E	65.75'
L85	S 87°55'43" W	421.62'
L86	N 74°56'46" W	40.74'
L87	N 02°04'17" W	489.38'
L88	N 68°48'51" E	31.33'
L89	N 88°17'16" E	252.58'
L90	S 59°55'58" E	106.78'
L91	N 30°04'02" E	30.00'
L92	N 59°55'58" W	75.63'
L93	N 87°55'43" E	202.98'
L94	S 02°04'17" E	422.14'
L95	S 88°17'16" W	183.15'
L96	N 01°58'32" W	110.01'
L97	N 87°52'44" E	83.14'
L98	S 01°58'32" E	111.09'
L99	N 02°05'23" W	47.00'
L100	S 82°33'34" E	41.21'
L101	N 35°10'20" E	29.97'
L102	N 38°58'39" E	27.42'
L103	N 53°57'10" E	18.58'
L104	S 87°56'50" W	275.12'
L105	N 02°05'56" W	50.00'
L106	N 87°56'50" E	275.09'
L107	S 02°07'53" E	50.00'

Curve	Radius	Length	Chord	Chord Bear.
C3	221.39'	209.43'	201.71'	S 46°03'45" W
C4	225.00'	247.89'	235.55'	S 32°05'05" E
C5	62.00'	183.14'	123.45'	S 84°06'01" W
C6	62.00'	40.60'	39.88'	N 26°03'01" E
C7	38.00'	30.06'	29.29'	N 22°08'37" E
C8	175.00'	180.89'	172.94'	N 30°08'00" W
C9	295.52'	92.03'	91.66'	S 26°38'31" W
C10	42.00'	27.07'	26.60'	S 27°01'03" W
C11	42.00'	27.07'	26.60'	S 68°40'15" W
C12	363.00'	192.96'	190.70'	S 80°32'20" W
C13	275.00'	80.46'	80.17'	S 07°59'34" E
C14	225.00'	63.35'	63.14'	S 07°40'37" E
C15	125.00'	104.47'	101.45'	S 39°41'05" E
C16	175.00'	146.25'	142.04'	N 39°41'05" W
C17	275.00'	77.42'	77.17'	N 07°40'37" W
C18	225.00'	65.48'	65.25'	N 07°56'54" W
C19	52.00'	181.80'	102.37'	S 79°50'41" W
C20	1025.00'	70.99'	70.98'	N 01°59'03" E
C21	100.00'	156.85'	141.26'	N 42°56'44" E
C22	100.00'	157.31'	141.59'	S 47°03'16" E
C23	50.00'	78.54'	70.71'	S 47°04'17" E
C24	115.00'	48.95'	48.58'	S 10°07'24" W
C25	20.00'	20.49'	19.60'	S 07°01'48" E
C26	55.01'	27.97'	27.67'	S 21°48'42" E
C27	20.00'	16.46'	16.00'	S 30°49'24" E
C28	310.00'	466.48'	423.70'	N 82°29'25" E
C29	238.00'	87.50'	87.01'	N 28°50'57" E
C30	1212.64'	85.77'	85.75'	N 16°17'26" E
C31	207.53'	68.67'	68.36'	N 25°43'59" E
C32	175.00'	125.41'	122.74'	N 04°22'58" W
C33	175.00'	228.79'	212.84'	N 21°18'20" W
C34	52.00'	261.79'	60.80'	N 31°14'29" E
C35	225.00'	294.16'	273.65'	S 21°18'20" E
C36	125.00'	85.91'	84.23'	S 03°32'31" E
C37	363.00'	140.71'	139.83'	S 68°17'57" E
C38	15.00'	8.52'	8.41'	N 00°00'28" W
C39	540.00'	87.31'	87.22'	N 11°38'15" E
C40	159.00'	33.72'	33.66'	N 13°04'52" E
C41	209.00'	104.83'	103.73'	S 21°22'28" W
C42	490.00'	79.23'	79.14'	S 11°38'15" W
C43	65.00'	36.93'	36.44'	S 00°00'28" E
C44	52.00'	11.56'	11.53'	N 73°53'23" W
C45	13.00'	18.21'	16.76'	N 40°07'42" W
C46	975.00'	67.53'	67.51'	N 01°59'03" E
C47	85.00'	30.77'	30.60'	S 08°17'57" W
C48	20.00'	24.12'	22.68'	S 53°13'04" W
C49	55.00'	54.62'	52.40'	S 59°19'08" W
C50	18.12'	19.85'	18.87'	S 60°44'02" W
C51	20.00'	31.42'	28.28'	S 47°04'17" E
C52	50.00'	78.42'	70.63'	N 42°56'44" E
C53	50.00'	78.66'	70.79'	S 47°03'16" E
C54	18.12'	19.85'	18.87'	N 60°44'02" E
C55	55.00'	54.61'	52.40'	N 59°19'08" E
C56	40.50'	55.66'	51.38'	N 45°32'14" E

SURVEYORS CERTIFICATION - PLAT ACT

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements heron. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Chris W. Robertson 07-14-2022
CHRIS W. ROBERTSON GA RLS #3195 DATE:

COWETA COUNTY PLANNING DEPARTMENT:

THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION, AS CURRENTLY DEFINED BY COWETA COUNTY ZONING AND DEVELOPMENT ORDINANCE: THEREFORE, COWETA COUNTY AFFIRMS THAT FORMAL REVIEW AND PLAT APPROVAL IS NOT REQUIRED PRIOR TO RECORDING OF THIS SURVEY.

Benjamin T. Sewell Date: 2025.04.07
09:17:31 -04'00'

ACKNOWLEDGEMENT SIGNATURE, DATE

PROPERTY OWNER:

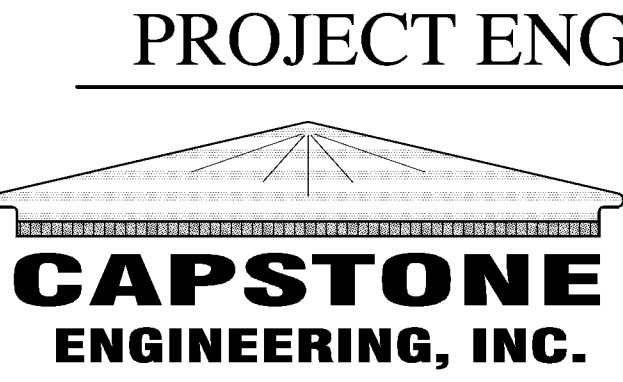
PEACHTREE SENIOR PARTNERS, LLC.
8200 ROBERTS DRIVE STE. 200
ATLANTA, GEORGIA 30350

DEVELOPER:

PEACHTREE CITY SENIOR PARTNERS, LLC
8200 ROBERTS DRIVE, SUITE 200
ATLANTA, GEORGIA 30350

24 HOUR CONTACT:

ARMAND VARI
770 - 399 - 9930
averi@jacobydevelopment.com



Neal Spradlin, P.E.
45 Little Road
Sharpsburg, GA. 30277
phone/fax: 770.502.9748
mobile: 678.859.0514

GASKINS + LECRAW, INC.
24 JACKSON STREET
NEWNAN, GA 30263
PHONE - 770.253.5195
www.gaskinslecraw.com
LSF001371

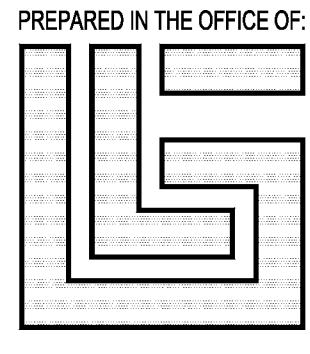
**FINAL PLAT OF:
CELEBRATION VILLAGE
FOR:
PEACHTREE SENIOR PARTNERS, LLC.**
BEING PARCEL NUMBERS: 145 6134 002 & 145 6133 027
LOCATED IN LAND LOTS 133, 134, 152, AND 153
6TH LAND DISTRICT
COWETA COUNTY, GEORGIA

DRAWING DATE:
07-14-2022
LAST FIELD WORK DATE:
03-14-2025
FILE LOCATION:
N: BND\COWETA\0806_0133\478 FISCHER RD
DWG FILE: FINAL
CRD FILE: FINAL
PLAT SCALE: 1" = 100 FEET
DRAWN BY: CAF CHECKED BY: CWR

811
Know what's below.
Call before you dig.
UTILITY PROTECTION CENTER
CALL 811 FREE:
THREE WORKING DAYS BEFORE YOU DIG.

PLAT REVISION DESCRIPTION:

1. PER COUNTY COMMENTS DATED: 07-20-2022
2. REVISED BUNGALOW PARCEL C AREA DATED: 10-11-2022
3. RECONFIGURE PARCELS, REMOVE PARCEL B DATED: 03-18-25
4. PER CLIENT COMMENTS DATED: 03/26/2025

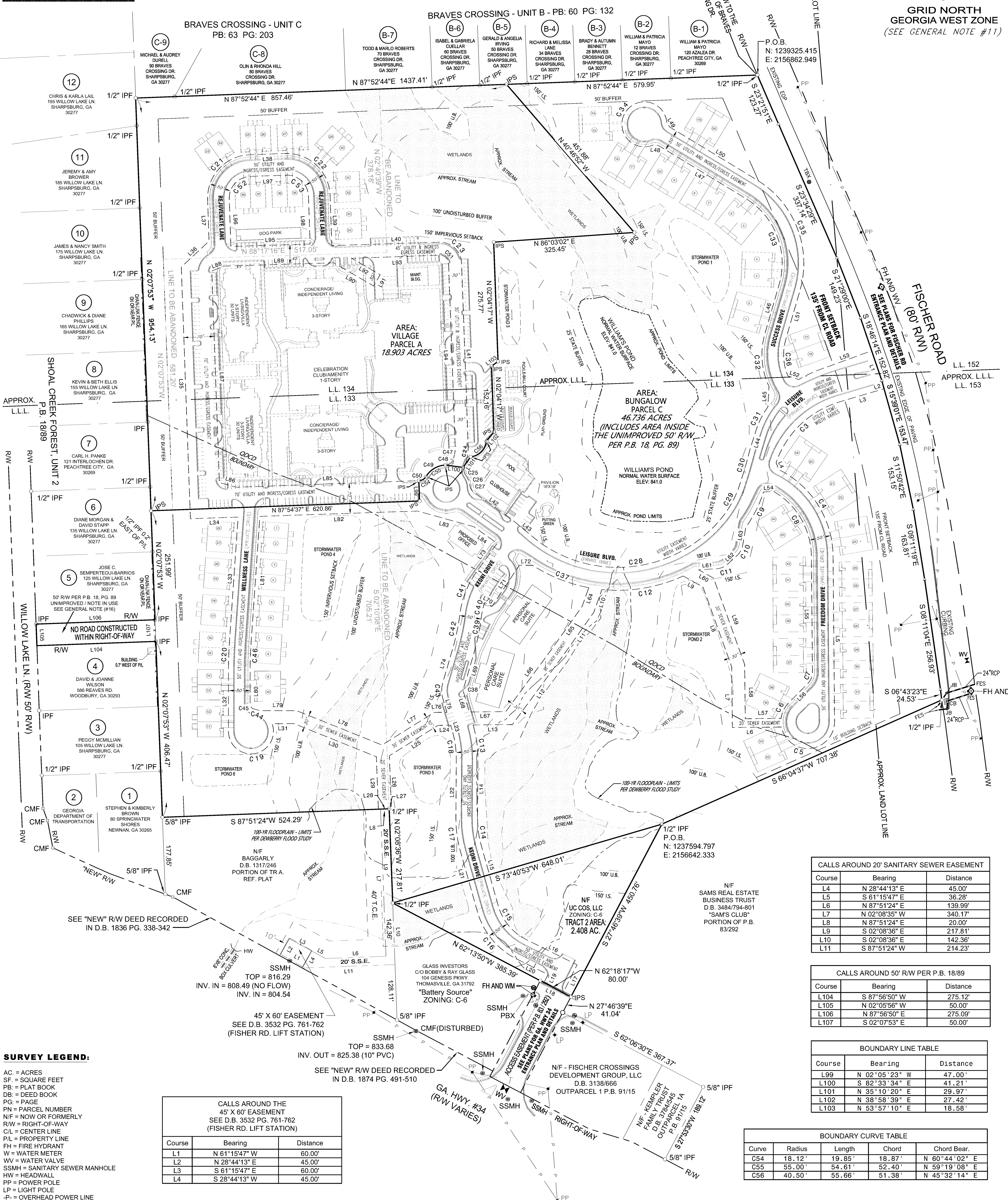


(ALL IMPROVEMENTS SHOWN HEREON ARE PROPOSED)



BK: 101 PG: 1743
Filed and Recorded
04-07-2025 03:09 PM
DOC# P2025-000086
Niki Sewell
NIKI SEWELL
CLERK OF SUPERIOR COURT
COWETA COUNTY

PLAT NOTE:
1. THIS PLAT SUPERCEDES THE PLAT RECORDED:
PLAT BOOK 101, PAGE 270
PLAT BOOK 93, PAGE 84
2. THESE PARCELS SUBJECT TO NOTES & REQUIREMENTS AS SHOWN ON
PLAT RECORDED PLAT BOOK 101, PAGE 270 & PLAT BOOK 93, PAGE 84



SURVEY LEGEND:
AC. = ACRES
SF. = SQUARE FEET
PB. = PLAT BOOK
DB. = DEED BOOK
PG. = PAGE
PN = PARCEL NUMBER
N/F = NOW OR FORMERLY
R/W = RIGHT-OF-WAY
CL = CENTER LINE
P/L = PROPERTY LINE
FH = FIRE HYDRANT
W = WATER METER
WV = WATER VALVE
SSMH = SANITARY SEWER MANHOLE
HW = HEADWALL
PP = POWER POLE
LP = LIGHT POLE
-P- = OVERHEAD POWER LINE
-T- = OVERHEAD TELEPHONE LINE
EOP = EDGE OF PAVEMENT
C&G = GUTTER CURB
TBX = TELECOMMUNICATION BOX
PBX = POWER BOX
JB = JUNCTION BOX
CB = CATCH BASIN
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
T.C.E. = TEMPORARY CONSTRUCTION EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
P.O.B. = POINT OF BEGINNING
CMF = CONCRETE MONUMENT FOUND
IPF = IRON PIN FOUND
IPS = IRON PIN SET (1/2" RE-BAR)

CALLS AROUND THE 45' X 60' EASEMENT
SEE D.B. 3532 PG. 761-762
(FISHER RD. LIFT STATION)

Course	Bearing	Distance
L1	N 61°15'47" W	60.00'
L2	N 28°44'13" E	45.00'
L3	S 61°15'47" E	60.00'
L4	S 28°44'13" W	45.00'

CALLS AROUND 20' SANITARY SEWER EASEMENT

Course	Bearing	Distance
L4	N 28°44'13" E	45.00'
L5	S 61°15'47" E	36.28'
L6	N 87°51'24" E	139.99'
L7	N 02°08'35" W	340.17'
L8	N 87°51'24" E	20.00'
L9	S 02°08'36" E	217.81'
L10	S 02°08'36" E	142.36'
L11	S 87°51'24" W	214.23'

CALLS AROUND 50' R/W PER P.B. 18/89

Course	Bearing	Distance
L104	S 87°56'50" W	275.12'
L105	N 02°05'56" W	50.00'
L106	N 87°56'50" E	275.09'
L107	S 02°07'53" E	50.00'

BOUNDARY LINE TABLE

Course	Bearing	Distance
L99	N 02°05'23" W	47.00'
L100	S 82°33'34" E	41.21'
L101	N 35°10'20" E	29.97'
L102	N 38°58'39" E	27.42'
L103	N 53°57'10" E	18.58'

BOUNDARY CURVE TABLE

Curve	Radius	Length	Chord	Chord Bear.
C54	18.12'	19.85'	18.87'	N 60°44'02" E
C55	55.00'	54.61'	52.40'	N 59°19'08" E
C56	40.50'	55.66'	51.38'	N 45°32'14" E

PROJECT ENGINEER

Neal Spradlin, P.E.
45 Little Road
Sharpsburg, GA 30277
phone/fax: 770.502.9748
mobile: 678.859.0514

COWETA COUNTY PLANNING DEPARTMENT:
THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION, AS CURRENTLY DEFINED BY COWETA COUNTY ZONING AND DEVELOPMENT ORDINANCE: THEREFORE, COWETA COUNTY AFFIRMS THAT FORMAL REVIEW AND PLAT APPROVAL IS NOT REQUIRED PRIOR TO RECORDING OF THIS SURVEY.
Date: 2025.04.07 09:16:59
-04'00"
ACKNOWLEDGEMENT SIGNATURE, DATE

Article 3, Article 7 and Article 20 of the Coweta County Zoning and Development Ordinance to clarify definitions, permitted and conditional uses regarding hunting, fishing, golf, tennis, country, shooting and gun clubs.

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER: Paul Poole, District 1
SECONDER: Rodney Brooks, District 4
AYES: Poole, Lassetter, Blackburn, Brooks, Smith

4. 3294 Public Hearing Regarding Proposed Amendments to Article 3, Article 7 and Article 20 of the Coweta County Zoning and Development Ordinance to Clarify Definitions, Permitted and Conditional Uses Regarding Hunting, Fishing, Golf, Tennis, Country, Shooting, and Gun Clubs

The Board voted to execute amendments to Article 3, Article 7 and Article 20 of the Coweta County Zoning and Development Ordinance to clarify definitions, permitted and conditional uses regarding hunting, fishing, golf, tennis, country, shooting and gun clubs.

RESULT: EXECUTED [UNANIMOUS]
MOVER: Paul Poole, District 1
SECONDER: Al Smith, District 5 - Vice Chairman
AYES: Poole, Lassetter, Blackburn, Brooks, Smith

5. 3291 WITHDRAWN BY APPLICANT Public Hearing Regarding Petition # 017-14 Filed by AG PRO, LLC to Amend Condition # 11 of Previous Petition # 001-11 Associated with Property Located in the Bailey Station Development at SR 34 East

Petition # 017-14 filed by AG PRO, LLC was officially withdrawn by the applicant.

RESULT: WITHDRAWN

Motion To: **Petition 018-14 Filed by Landsdown, LLC to Rezone Property Located Between Shoal Creek Forest Subdivision and Fischer Road**

Zoning Administrator Angela White presented Petition # 018-14 filed by Landsdown, LLC to rezone a 68± acre tract located between Shoal Creek Forest Subdivision and Fischer Road from RC (Rural Conservation) and C-6 (Minor Commercial Shopping District) to RRCC (Residential Retirement Community and Care District). The applicant is proposing a Residential Retirement Community of 55+ active adults. The conceptual site plan indicates approximately 137+ total units with sidewalks, gardens, parks, recreational activities including shuffle boards and bocce area and a 2,400 sq. ft. clubhouse. The proposed Fischer Crossing Community includes single family dwellings (1,300 to 1,600 square feet homes) for independent living running parallel to the Shoal Creek Subdivision.

Chairman Lassetter called for any comments in support of the rezoning of the property.

Applicant, Dan Zavada, 205 Arbor Springs Parkway, stated he thought this property would be a good location for a RRCC development. He discussed the environmental constraints for the 300-foot stream buffer for the wetlands that have to be maintained. Due to the number of proposed units, a secondary entrance connecting to Willow Lake Lane in the Shoal Creek Forest Subdivision is necessary. He stated that he had met with homeowners in the area with both good and bad responses.

Property owner Scott Baggarly, 1595 Dead Oak Road, Senoia, gave a quick history

of his family's ownership of the land and development of Shoal Creek Forest and Braves Crossing Subdivisions. He stated that both subdivisions had been designed with intent to develop the remaining ±68 acres at a later date and that a permanent easement was kept for access to Willow Lake Lane for that purpose. He addressed the concerns of residents of both subdivisions regarding motorists using the proposed connection to Willow Lake Lane as a cut through to avoid the backup at the traffic signal light at the intersection of Highway 34 and Fischer Road. He stated that he would work with the developer and law enforcement to make sure that this would not happen.

Mr. William Mayo, 12 Braves Crossing Drive, Sharpsburg, stated that he would support the development with one gated entrance on Fischer Road and a 50-foot setback maintained.

Ms. Peggie Lawson, 143 Braves Crossing, Sharpsburg, stated that she supported the development with the caveat of traffic concerns from area residents and the Fischer Road intersection during heavy traffic times.

Chairman Lassetter called for any comments in opposition to the rezoning of the property.

The following residents spoke in opposition of the proposed rezoning citing that most support the development but that the primary concern is the secondary entrance connecting to Willow Lake Lane. If allowed to connect to Willow Lake Lane, the residents cited concerns of motorists using the proposed development and Shoal Creek Forest Subdivision as a cut through to bypass the Fischer Road - Highway 34 intersection causing increased traffic and crime, decreased safety and privacy and adverse effects on property values and overall quality of life:

- Mr. Brian Wilson, 115 Willow Lake Lane, Sharpsburg (spoke on behalf of 225 residents of Shoal Creek Forest Subdivision who signed a petition in opposition)
- Mr. Edward Mino, 230 Willow Lake Lane, Sharpsburg
- Ms. Carole Cavanaugh, 65 Burnt Hickory Drive, Sharpsburg
- Mr. Michael Nunn, 140 Beach Valley Drive, Sharpsburg
- Mr. Jason Robinson, 155 Willow Lake Lane, Sharpsburg
- Mr. Lamant Johnson, 43 Burnt Hickory Drive, Sharpsburg
- Mr. Dan Rufus, 75 Hazelridge Lane, Sharpsburg
- Mr. Randy Wahoske, 35 Birchwood Lane, Sharpsburg
- Ms. Theresa Hudson, 100 Willow Lake Lane, Sharpsburg

In response to questions asked by Commissioner Brooks, applicant Zavada stated that in one of his other developments, Arbor Springs, there are 72 proposed lots in the RRCC zoned area designated for 55+ and around 400 lots in the remaining Arbor Springs Subdivision.

Applicant Zavada added that the 50-foot access easement off of Willow Lakes Lane was recorded and is owned by the Baggarly's. He said they planned to use it when the property was further developed.

In response to questions asked by Commissioner Smith, Mr. Baggarly stated that they would consider use of a portion of a 3.9 acre tract that they own to make the secondary entrance to the development. He stated that much of the tract is in the 100 year floodplain, that the County has a lift station on one corner, and that it might be possible to engineer the entrance on the remaining ½ acre, but that it would have to be reviewed by an engineer.

In response to Commissioner Smith, Transportation and Engineering Director Tod

Handley stated that relocation of the entrance to the 3.9 acre tract owned by Mr. Baggarly could be investigated as an option as well as two parcels to the East; however, it would be up to the Georgia Department of Transportation to make the final decision.

Commissioner Smith stated that since there are some viable options for movement of the secondary entrance, then he suggested that a way be found to accomplish it.

In response to questions from Commissioner Poole, Mr. Handley stated that the strip of land is 50-feet wide and depending on terrain, topography and grade, it may be wide enough for a road but at the very least a construction easement would be needed.

In response to Chairman Lassetter, Ms. White stated that any conditions added to limit access would stay with the property unless it came back before the Board to amend the condition.

In response to Chairman Lassetter, Attorney Lee stated that if the Board made a condition to the zoning, it would stay with the property until someone came back before the Board to request an amendment.

In response to a question from Chairman Lassetter, Ms. White gave a short history on the development of the RRCC ordinance. She stated that it was created after thorough development review and along with the involvement of legal counsel and that there are deed restrictions for the age requirement.

In response to Commissioner Poole, Mr. Handley stated he thought it was possible to place an entrance on Highway 34.

In response to a question from Commissioner Brooks, Mr. Zavada stated that in the RRCC Development in Arbor Springs Subdivision the minimum square feet on the lots is between 2,000 to 2,200 square feet.

The Board voted to close the public hearing regarding Petition #018-14 filed by Landsdown, LLC to rezone property located between Shoal Creek Forest Subdivision and Fischer Road.

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	Rodney Brooks, District 4
SECONDER:	Bob Blackburn, District 3
AYES:	Poole, Lassetter, Blackburn, Brooks, Smith

Motion To: **Motion Regarding Petition # 018-14**

Commissioner Brooks made a motion to grant the zoning with one entrance off of Fischer Road and maximum of 70 lots. The motion was seconded, but, after further discussion by the Board regarding a second entrance, density, and square footage of the homes, Commissioner Brooks amended his motion. In the interest of clarity, counsel advised Commissioner Brooks to withdraw his motion and make a new one.

The Board voted to withdraw the first motion made by Commissioner Brooks regarding conditions he recommended.

RESULT:	WITHDRAWN [UNANIMOUS]
MOVER:	Rodney Brooks, District 4
SECONDER:	Al Smith, District 5 - Vice Chairman
AYES:	Poole, Lassetter, Blackburn, Brooks, Smith

6. 3292 Public Hearing Regarding Petition # 018-14 Filed by Landsdown, LLC to Rezone Property Located Between Fischer Road and the Shoal Creek Forest Subdivision

The Board voted to rezone the property located between Shoal Creek Forest Subdivision and Fischer Road from RC (Rural Conservation) and C6 (Minor Commercial Shopping District) to RRCC (Residential Retirement Community and Care District) as requested in Petition # 018-14, subject to the conditions below. Conditions #12 - 14 were added by Commissioner Brooks:

1. Lighting shall be established so adjacent properties and roadways are not adversely affected, and to preclude glare onto or direct illumination of adjacent properties and streets.
2. All buildings shall meet the requirements of the Coweta County Fire Marshal.
3. The site will be served via public sewer and water.
4. The applicant shall provide a mandatory HOA (Homeowner's Association) document meeting the requirements of Article 9A, Section 97A of the Coweta County Zoning and Development Ordinance.
5. The applicant shall provide a deed restriction as detailed in Article 9A, Section 96A of the Coweta County Zoning and Development Ordinance.
6. The width of the proposed median on the access road to Fischer Road shall be tapered down on the Fischer Road end creating a narrower intersection to prevent inbound drivers from mistaking the outbound lane from the inbound lane.
7. Left turn and right turn lanes will be required on Fischer Road at the proposed site access road.
8. Sidewalks shall be added along property frontage on the west side of Fischer Road to connect the proposed retirement community to the commercial development to the south.
9. The requirements of Coweta County's Soil Erosion and Sedimentation Control Ordinance, Wetlands Protection Ordinance, and Watershed Protection District Ordinance shall be satisfied.
10. Stormwater management shall meet the requirements of the Metropolitan North Georgia Water Planning District's design manual.
11. The 50-foot buffer shall be maintained along the western and northern property lines unless a variance is granted through the normal variance procedure.
12. The maximum number of lots shall not exceed seventy (70).
13. The minimum house size shall be 1,600 square feet.
14. The development shall be served by a single entrance on Fischer Road.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rodney Brooks, District 4
SECONDER:	Paul Poole, District 1
AYES:	Poole, Lassetter, Blackburn, Brooks, Smith

5. A buffer plan must be submitted to the Planning Director for evaluation to determine whether existing vegetation will be adequate to provide screening between properties. If the existing vegetation is inadequate, then additional buffer plantings shall be required.
6. ~~An eight (8) foot decorative fence shall be installed twenty five (25) feet from the property line, inside the buffer, to screen the facility from the Church. The style and materials for the required fence shall be reviewed and approved by the Planning Director. A six (6) foot decorative privacy fence shall be installed 25-feet from the property line, inside the buffer, to screen the facility from the Church. The style and materials for the required fence shall be reviewed and approved by the Planning Director.~~
Amended Condition
7. The project shall meet all applicable Building, Environmental Health and Fire Codes.
8. ~~The applicant shall construct eight (8) feet, masonry, wing walls on the east and west sides of the retail building (C-6) extending to the east and west property lines to provide screening of the self-storage facility (C-8) from view. The applicant constructs either a wing-wall or an intermediate building (at initial construction as shown in the site plans) that screens the rear self-storage use.~~ **Amended Condition**
9. ~~An eight (8) feet black, vinyl coated, chain link fence shall be installed around the perimeter of the storage facility. A six (6) feet black, vinyl-coated chain link fence shall be installed around the perimeter of the storage facility.~~ **Amended Condition**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Paul Poole, District 1 - Vice Chairman
SECONDER:	Bob Blackburn, District 3
AYES:	Poole, Lassetter, Blackburn, Brooks, Smith

Motion To: **Public Hearing Regarding Petition # 003-18 Filed by Williams Lake, LLC Requesting to Amend Condition # 12 of Previous Petition # 018-14 Associated with Property Located on Fischer Road, Sharpsburg**

***Commissioner Brooks recused himself from any discussion or decision regarding Petition # 003-18 filed by Williams Lake, LLC requesting to amend Condition # 12 of previous Petition # 018-14 associated with property located on Fischer Road and exited the meeting.*

Assistant Planning and Zoning Director Angela White presented Petition # 003-18 filed by Williams Lake, LLC requesting to amend Condition # 12 of previous Petition # 018-14 (under the name of Landsdown, LLC - Dan Zavada) associated with property located on Fischer Road, north of Sam's Club. She provided a brief history of the property and explained that on January 22, 2015, the Board voted to rezone the subject property from RC (Rural Conservation) and C-6 (Minor Commercial Shopping District) to RRCC (Residential Retirement Community and Care District) for placement of a 55+ active lifestyle retirement community, subject to fourteen (14) conditions. Condition # 12 restricted the number of lots to seventy (70). Ms. White explained that after completion of design work, the applicant decided not to pursue an assisted living facility within the RRCC community and is now requesting an additional twenty-five (25) lots (from 70 lots to 95 lots) on the eastern side of the property fronting Fischer Road. She stated that all other conditions, including the one (1) access drive will remain intact.

Ms. White fielded questions from the Board regarding location, emergency access, and the number of lots that would require a second access point.

Mr. Neal Spradlin, applicant representative, explained that after plans were submitted in 2016, the applicant went through the permitting process but never obtained a permit. The applicant now wishes to add twenty-five (25) lots (from 70 lots to 95 lots) instead of the assisted living facility.

Administrator Fouts explained that the key code for the emergency access gate will be maintained at the 911 center.

Chairman Smith called for any comments in support of or in opposition to Petition # 003-18. There were none.

The Board voted to close the Public Hearing regarding Petition # 003-18 filed by Williams Lake, LLC requesting to amend Condition # 12 of previous Petition # 018-14 (approved on January 22, 2015) associated with property located on Fischer Road, north of Sam's Club.

RESULT:	PUBLIC HEARING CLOSED [4 TO 0]
MOVER:	Bob Blackburn, District 3
SECONDER:	Paul Poole, District 1 - Vice Chairman
AYES:	Paul Poole, Tim Lassetter, Bob Blackburn, Al Smith
RECUSED:	Rodney Brooks

2. 5740 Public Hearing Regarding Petition # 003-18 Filed by Williams Lake, LLC Requesting to Amend Condition # 12 of Previous Petition # 018-14 Associated with Property Located on Fischer Road, Sharpsburg

The Board voted to approve Petition # 003-18 filed by Williams Lake, LLC (fka Landsdown, LLC) requesting to amend Condition # 12 of previous Petition # 018-14 (approved on January 22, 2015) associated with property located on Fischer Road, north of Sam's Club (Parcel # 145-6134-002), subject to the following conditions:

1. Lighting shall be established so adjacent properties and roadways are not adversely affected, and to preclude glare onto or direct illumination of adjacent properties and streets.
2. All buildings shall meet the requirements of the Coweta County Fire Marshal.
3. The site will be served via public sewer and water.
4. The applicant shall provide a mandatory HOA (Homeowner's Association) document meeting the requirements of Article 9, Section 97A of the Coweta County Zoning and Development Ordinance.
5. The applicant shall provide a deed restriction as detailed in Article 9A, Section 96A of the Coweta County Zoning and Development Ordinance.
6. The width of the proposed median on the access road to Fischer Road shall be tapered down on the Fischer Road end creating a narrower intersection to prevent inbound drivers from mistaking the outbound lane from the inbound lane.
7. Left turn and right turn lanes will be required on Fischer Road at the proposed site access road.
8. Sidewalks shall be added along property frontage on the west side of Fischer Road to connect the proposed retirement community to the commercial development to the south.

9. The requirements of Coweta County's Soil Erosion and Sedimentation Control Ordinance, Wetlands Protection Ordinance, and Watershed Protection District Ordinance shall be satisfied.
10. Stormwater management shall meet the requirements of the Metropolitan North Georgia Water Planning District's design manual.
11. The 50-foot buffer shall be maintained along the western and northern property lines unless a variance is granted through the normal variance procedure.
12. ~~The maximum number of lots shall not exceed seventy (70).~~ *The maximum number of lots shall not exceed ninety-five (95). ** Amended Condition***
13. The minimum house size shall be 1,600 square feet.
14. The development shall be served by a single entrance on Fischer Road.

RESULT:	APPROVED [4 TO 0]
MOVER:	Bob Blackburn, District 3
SECONDER:	Al Smith, District 5 - Chairman
AYES:	Paul Poole, Tim Lassetter, Bob Blackburn, Al Smith
RECUSED:	Rodney Brooks

REGULAR SESSION

PUBLIC COMMENT - Items on the Agenda

Public Comments Regarding Items on the Agenda

Chairman Smith called for comments regarding any items on the agenda.

Mr. Steve Threlkeld, Assistant Administrator at Wesley Woods retirement community, spoke in opposition to Phase 2 of the Madras Connector project (agenda item # 19) citing loss in marketability of nine (9) planned cottages.

Recommendations from Planning and Zoning and/or the Board of Zoning Appeals

3. 5768 Request Approval/Execution of a Deed of Open Space Restriction Associated with Property Located in The Reagan Farm Subdivision - 3rd District

The Board voted to execute a Deed of Open Space Restriction associated with 39.124± acres located in the Reagan Farm Subdivision.

RESULT:	EXECUTED [UNANIMOUS]
MOVER:	Bob Blackburn, District 3
SECONDER:	Paul Poole, District 1 - Vice Chairman
AYES:	Poole, Lassetter, Blackburn, Brooks, Smith

4. 5770 Request Approval/Execution of a Deed of Open Space Restriction Associated with Property Located in the Avalon Subdivision - 1st District

The Board voted to execute a Deed of Open Space Restriction associated with 47.34± acres located in the Avalon Subdivision.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bob Blackburn, District 3
SECONDER:	Al Smith, District 5
AYES:	Poole, Lassetter, Blackburn, Brooks, Smith

PUBLIC HEARING (The Chairman will Call for Any Comments Regarding the Following Items After Each Item is Presented)

1. 6644 Public Hearing Regarding Proposed Amendments to Article 6. Exceptions and Modifications of the Zoning and Development Ordinance

Administrator Fouts explained that staff is proposing several "housekeeping" amendments to the *Zoning and Development Ordinance* to reflect the recent restructuring and departmental name changes within the Community Development and Public Works Departments. Staff has also been working with the County's telecommunications consultant and is proposing a number of amendments to the current wireless telecommunications ordinance, including regulations regarding small wireless facilities and antennas in accordance with O.C.G.A. Title 36, Chapter 66C.

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

The Board voted to continue the Public Hearing regarding proposed amendments to *Article 6. Exceptions and Modifications of the Zoning and Development Ordinance* until December 5, 2019 at 6:00 p.m.

RESULT:	CONTINUED [UNANIMOUS]	Next: 12/5/2019 6:00 PM
MOVER:	Bob Blackburn, District 3	
SECONDER:	Tim Lassetter, District 2	
AYES:	Poole, Lassetter, Blackburn, Brooks, Smith	

Motion To: Public Hearing Regarding Petition # 018-19 Filed by Armand Vari/Active Senior Concepts (dba Celebration Village) Requesting to Amend Conditions # 12 and # 13 of Previous Petition # 003-18 Associated with Property Located at Fischer Road, Sharpsburg

Assistant Community Development Director Angela White presented Petition # 018-19 filed by Armand Vari/Active Senior Concepts (dba Celebration Village) requesting to amend conditions # 12 and # 13 of previous Petition # 003-18 (approved by the Board on March 20, 2018) associated with property located on Fischer Road, Sharpsburg. She explained that the subject property consists of 65.32± acres and was originally rezoned *RRCC (Residential Retirement Care Community)* under previous Petition # 018-14 (approved by the Board on January 22, 2015) with an amendment to a condition under previous Petition # 003-18 (approved by the Board on March 20, 2018) to increase the maximum number of lots from seventy (70) to ninety-five (95). She further explained that new applicant Armand Vari is proposing a development with independent living-apartments (60 units), independent living-concierge (108 units), assisted living/memory care (96 units), personal care home (20 beds), attached homes-cottages (46 units) and attached homes-bungalows (45 units). In order to support this development, the applicant is requesting the removal of previous conditions # 12 ("The maximum number of lots shall not exceed ninety-five.") and # 13 ("The minimum house size shall be 1,600 square feet.") because there will not be any individual building lots or any detached single-family homes. She highlighted the factors reviewed by staff during the rezoning application process and presented proposed conditions for consideration by the Board should they choose to approve

the request. In closing, she explained that prior to the meeting, the applicant amended the site plan to address concerns of the surrounding neighbors by removing the emergency access point and adding a secondary access point off SR 34 East. Because of the change in the secondary access point, Public Works Director Tod Handley requested that the following condition be added:

15. The developer shall provide a traffic engineering study with additional trips generated by the proposed development that would include an Intersection Control Evaluation (ICE). This in turn would determine the intersection control.

Ms. White fielded questions from the Board regarding the number of beds/units, square footage, and whether the units are fee simple.

Mr. Armand Vari, applicant, explained that the headquarters for his company, Active Senior Concepts is located in Atlanta. He introduced his business partner Ron Onorato, Civil Engineer Neal Spradlin, and Traffic Engineer Vern Wilburn. He explained that he wishes to bring the company's fourth Celebration Village to Coweta County. Further, results of a very intensive study suggest that this quadrant of Georgia is the best place to construct this type of development, and he is confident the residents of Coweta will enjoy the state-of-the-art senior resort. The growing population in Coweta County currently shows that one out of every four residents is over 55 years of age, and by year 2055 thirty-seven percent of the population will be 55 years old and over. Today, this group is underserved and even if his development is constructed, this age group would still be underserved for the next ten years. He is confident that upon completion of the development, the residents of Coweta County will be proud of it.

Chairman Poole called for any comments in support of the proposed rezoning.

The following citizens spoke in support of the request citing the willingness of the developer to meet with neighboring residents and listen to their concerns, the addition of a secondary access point off SR 34 East, the potential for economic growth, the quality and style of housing available in the development, the minimal impact on traffic, the amount of proposed greenspace, the need for senior housing and assisted living, job opportunities, and no additional burden to the school system:

Mr. Rick Rogers, Oakcrest Drive, Sharpsburg

Mr. John Reidelbach, Elmtree Drive, Sharpsburg

Mr. Chris Lail, Willow Lake Lane, Sharpsburg

Ms. Carole Cavanaugh, Burnt Hickory Drive, Sharpsburg

Mr. Brian Wilson, Willow Lake Drive, Sharpsburg

Mr. Neal Spradlin, Little Road, Sharpsburg

Chairman Poole called for any comments in opposition to the proposed rezoning.

The following citizens spoke in opposition to the request citing concerns with increased traffic, lack of infrastructure to support development, loss of small-town atmosphere, and compliance with setbacks and landscaping:

Mr. Mike Dunn, Bridle Walk Trail, Sharpsburg

Ms. Suzy Molesky, Hwy 54, Sharpsburg

Mr. William Mayo, Braves Crossing Drive, Sharpsburg

In rebuttal Mr. Vari explained that inaccurate comments had been made in social media, the newspaper, and by word of mouth. Instead of responding negatively, he met with neighbors to understand and address their concerns. One of their major concerns was resolved by adding a secondary access easement on SR 34

East. Other concerns included landscaping and an increase in traffic. He explained that according to traffic studies, low to moderate traffic will be generated from the development, as well as the ability for seniors to retire in community they now live in. Parking will be ample, jobs will be created, schools will not be inundated with new students, and the properties in the development will be age restricted.

Mr. Vari fielded questions from the Board regarding the number of projects the company has completed and if he is opposed to utilizing non-combustible construction materials for the development.

Mr. Onorato explained that the assisted living/memory care units and one of the concierge buildings will require licensing and the State Fire Code mandates that construction materials utilized in those be non-combustible. Because the other buildings are not mandated, plans do not include non-combustible construction materials because of the associated increase in costs. He fielded questions regarding ownership, operators/partners and future maintenance of the community greenspace.

Mr. Spradlin fielded questions regarding environmental issues associated with the proposed secondary access easement onto SR 34 East. He explained that they will work with the Environmental Protection Division (EPD) regarding crossing the 100-year flood plain, a stream crossing, wetlands, and culvert sizing to meet all regulations.

Ms. White stated explained that the development is located within the Quality Development Corridor District (QDCD) but those requirements do not apply because the development is residential. She further explained that neither the Fire Marshal nor the Public Works Director are opposed to the former emergency access utilized for other purposes.

The Chairman called for any further comments. There were none.

The Board voted to close the Public Hearing regarding Petition # 018-19 filed by Armand Vari/Active Senior Concepts (dba Celebration Village) requesting to amend conditions # 12 and # 13 of previous Petition # 003-18 associated with property located on Fischer Road, Sharpsburg (Parcel # 145-6134-002).

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	Al Smith, District 5
SECONDER:	Bob Blackburn, District 3
AYES:	Poole, Lassetter, Blackburn, Brooks, Smith

2. 7061 Public Hearing Regarding Petition # 018-19 Filed by Armand Vari/Active Senior Concepts (dba Celebration Village) Requesting to Amend Conditions # 12 and # 13 of Previous Petition # 003-18 Associated with Property Located at Fischer Road, Sharpsburg

On motion of Commissioner Brooks, seconded by Commissioner Blackburn, passing by a vote of 4 to 1, with Commissioner Smith voting in opposition, the Board voted to deny Petition # 018-19 filed by Armand Vari/Active Senior Concepts (dba Celebration Village) requesting to amend Conditions # 12 and # 13 of previous Petition #013-18 associated with 65.32± acres located on Fischer Road (Parcel #145-6134-002).

RESULT:	DENIED [4 TO 1]
MOVER:	Rodney Brooks, District 4 - Vice Chairman
SECONDER:	Bob Blackburn, District 3
AYES:	Paul Poole, Tim Lassetter, Bob Blackburn, Rodney Brooks
NAYS:	Al Smith

REGULAR SESSION

PUBLIC COMMENT (Items on the Agenda)

Public Comments Regarding Items on the Agenda

Chairman Poole called for comments regarding any items on the agenda.

Mr. Dana Fowler, Glen Winkles Drive, Sharpsburg, spoke in opposition to Petition # ZA 046-19 (agenda item #3) citing concerns with increased traffic on Hwy 154 generated by the proposed school and the entrance/exit onto Glen Winkles Drive. He has no opposition to the church being built, just the school.

Mr. Lamar Lee, Hwy 154, Sharpsburg, spoke in opposition # Petition # ZA 046-19 (agenda item #3) citing concerns with increased traffic on Hwy 154 generated by the proposed school. He has no opposition to the church being built, just the traffic impact from the school.

Mr. J.C. Murphy, Hwy 154, Sharpsburg, spoke in opposition to Petition # ZA 046-19 (agenda item #3) citing the number of schools already located in the county and increased traffic on Hwy 154 generated by the proposed school. He has no opposition to the church being built, just the school.

Ms. Isabel Malcolm, Hal Jones Road, Newnan, spoke in support of Petition # ZA 046-19 (agenda item #3). She explained that she is a retired teacher and her family is one of eighty-five families from the church that reside in Coweta County. It is their intention to build the church, family life center, and school together. Their goal is for the community to see that they are family and community focused, and to enrich the community through Christ.

Mr. Ron Malcolm, Hal Jones Road, Newnan, spoke in support of Petition # ZA 046-19 (agenda item #3) explaining that the church has outgrown its current location and it is time to look forward to the new location they purchased three years ago. He apologized for not reaching out to the local community as time passed very quickly after the purchase.

Ms. Donna Jennings, Smokey Road, Newnan, spoke in support of Petition # ZA 046-19 (agenda item #3). She explained that she is a member of the Peachtree City Seventh Day Adventist Church and serves as the School Board Chair for Shoal Creek Adventist School. She is a former teacher and has had classrooms of students larger than the total sum of students at the proposed school. Central to the function of any establishment is to clearly define its reason for existence. At Shoal Creek, the mission is to enable members to develop a life of faith in God and to use their knowledge, skills, and understanding to serve God and humanity. Their vision is for every learner to excel in faith, learning and service, blending biblical truth and academic achievement to honor God and bless others. The academics, music, art, fitness, friendships, and beyond pour into their students so that they might live to serve others and the community on a local, national, and global level.

Ms. Amy Cummings, Jackson Valley, Sharpsburg, spoke in support of Petition # ZA 046-19 (agenda item #3). She explained that Coweta County is a wonderful place for families and she and her family have felt welcomed and supported by the Peachtree City Seventh Day Adventist Church. She sees their value of service, family, and whole person education lived out on a community scale. The eighty-five families that attend the church from this community generously share their time and resources to serve their neighbors through various ministries and non-profit partnerships. As they anticipate their future in a new location, they look forward to being more empowered to love and serve the community.

Mr. Nate Elias, Chemin Place, Sharpsburg, spoke in support of Petition # ZA 046-19 (agenda item #3). He explained that he is the Pastor of Peachtree City Seventh Day Adventist Church and asked members in attendance to raise their hands. The church began in 1976, followed by the school in 1977. In 2001, the church

Georgia.

9. Stormwater Management shall be provided for in accordance with the Coweta County Stormwater Management Ordinances.
10. All future buildings shall reasonably reflect the renderings submitted including brick with metal roofing.
11. The Church shall comply with the County's Stormwater Management Ordinances if 5,000 square feet or more of new impervious area are created on the property.
12. Any new or improved access to the site from Lower Fayetteville Road or Bob Smith Road shall be submitted for County review and approval.
13. The applicant shall meet all the requirements of the Building Official.
14. The applicant shall meet all the requirements of the Fire Marshal.
15. The applicant shall meet all requirements of the Environmental Health Department.
16. The site shall meet all applicable ADA (Americans with Disability Act) requirements.

RESULT:**GRANTED [UNANIMOUS]****MOVER:**

Paul Poole, District 1 - Chairman

SECONDER:

Bob Blackburn, District 3 - Vice Chairman

AYES:

Poole, Lassetter, Blackburn, Brooks, Smith

14. 7410 Recommend Approval of Petition # ZA 008-20 Filed by Richard Cantu Requesting a Conditional Use Permit for Property Located at 582 Andrew Bailey Road, Sharpsburg

Zoning Coordinator Eschman presented Petition # ZA 008-20 filed by Richard Cantu requesting a Conditional Use Permit (CUP) to utilize a recreational vehicle (RV) as a temporary residence for a period of 12-months on property located at 582 Andrew Bailey Road, Sharpsburg (Parcel # 133-6090-010) along with a recommendation of approval from the Board of Zoning Appeals. The applicant would like to remain on the premises to oversee removal of an existing structure and construction of a permanent residence.

The Board voted to grant a Conditional Use Permit (CUP) as requested in Petition # ZA 008-20 filed by Richard Cantu for property located at 582 Andrew Bailey Road, Sharpsburg (Parcel # # 133-6090-010), subject to the following conditions:

1. The use of the recreational vehicle on a temporary basis shall be permitted for a maximum period of twelve (12) months, beginning April 21, 2020 and ending April 20, 2021 at which time the recreational vehicle (RV) shall no longer be used as the residence.
2. No more than one (1) recreational vehicle shall be parked on the site.
3. If possible, park the recreational vehicle (RV) at least 10-feet away from the primary residential structure.
4. Ensure the recreational vehicle (RV) has working smoke and carbon monoxide detectors.
5. If the RV does not already have one in place, the Fire Marshal recommends installing a multipurpose dry chemical fire extinguisher.
6. The applicant shall meet all applicable requirements of the Environmental Health Department.

RESULT:**GRANTED [UNANIMOUS]****MOVER:**

Rodney Brooks, District 4

SECONDER:

Bob Blackburn, District 3 - Vice Chairman

AYES:

Poole, Lassetter, Blackburn, Brooks, Smith

15. 7415 Recommend Approval of Petition # ZA 014-20 Filed by Armand Vari, Active Senior Concepts (DBA Celebration Village) Requesting a Conditional Use Permit for Property Located at 478 Fischer Road, Sharpsburg

Assistant Community Development Director White presented Petition # ZA 014-20 filed by Armand Vari/Active Senior Concepts (dba Celebration Village) requesting a Conditional Use Permit (CUP) for property located at 478 Fischer Road, Sharpsburg (Parcel # 145-6134-002) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property is located on a parcel formerly known as Williams Lake, LLC and was originally rezoned RRCC (*Residential Retirement Community and Care District*) by the Board on January 22, 2015 under previous Petition # 018-14 with an amendment to Condition # 12 under previous Petition # 003-18 approved by the Board on March 20, 2018. The applicant is requesting to incorporate a three-story Assisted Living/Memory Care Facility with a maximum height of 34-feet, 11-inches and 96 units with a total of 136 beds along with two (2) personal care homes with a total of twenty (20) beds.

Commissioner Brooks expressed that he would like to add a condition regarding the use of non-combustible materials as the skeletal frame materials on any part of the building over one-story in height and a condition to add a second ingress/egress on Hwy 34.

The Board voted to grant a Conditional Use Permit (CUP) as requested in Petition # ZA 014-20 filed by Armand Vari/Active Senior Concepts (dba Celebration Village) for property located at 478 Fischer Road, Sharpsburg (Parcel # 145-6134-002), subject to the following conditions:

1. The width of the proposed median on the access road to Fischer Road shall be tapered down on the Fischer Road end creating a narrower intersection to prevent inbound drivers from mistaking the outbound lane from the inbound lane.
2. Left-turn and right-turn lanes will be required on Fischer Road at the proposed site access road.
3. Sidewalks shall be added along property frontage on the west side of Fischer Road to connect the proposed retirement community to the commercial area.
4. All streets within the development remain private streets.
5. The necessary length of the left-turn lane on Fischer Road would need to be established based on GDOT requirements.
6. The applicant shall comply with Coweta County's Soil Erosion, Sedimentation & Pollution Control and Stormwater Ordinances.
7. This facility will fall under the jurisdictions of the Coweta County Fire Marshal and GA State Fire Marshal's Office. Reference OCGA 25-2-13.
8. There shall be a staff person on site 24 hours 7 days a week at the facility to coordinate with emergency response personnel as to the number of people in the facility and the number of people assigned to each individual room. This person shall be responsible for the accountability of the occupants.
9. All applicable Environmental Health Regulations shall be met.
10. The development shall be served via public sewer and water.
11. Pedestrian circulation shall meet all applicable requirements set forth in Section 94A.
12. All applicable requirements of Article 9A RRCC shall be met including Deed Restriction.
13. All applicable requirements of Article 24 Development Requirements shall be met including landscaping requirements.
14. A detailed architectural package shall be submitted based upon the proffered renderings. However, it shall meet all requirements of the Development Ordinance unless a variance is granted through the normal review process.
15. The owner/developer shall agree to work with the County, in good faith, to address any concerns such as noise, odor, glare, or other objectionable features.
16. Non-combustible materials shall be used as the skeletal frame of all structures over one-story.
17. A second ingress/egress shall be located on Hwy 34.

RESULT:**GRANTED [UNANIMOUS]****MOVER:**

Al Smith, District 5

SECONDER:

Bob Blackburn, District 3 - Vice Chairman

AYES:

Poole, Lassetter, Blackburn, Brooks, Smith

16. 7493 Recommend Approval of Petition # ZA 015-20 Filed by True Light Holiness Church Requesting a Conditional Use Permit for Property Located at 1971 Smokey Road, Newnan

Zoning Coordinator Eschman presented Petition # ZA 015-20 filed by True Light Holiness Church requesting a Conditional Use Permit (CUP) for property located at 1971 Smokey Road, Newnan (Parcel # 038-3003-011) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the applicant is requesting a CUP to allow for a church expansion for educational services. The existing church building was constructed in 1983 and has classroom space for the proposed school program expansion. The initial plan is to begin with a proposed after-school program with a total of ninety (90) students and six (6) staff instructors. The program will operate between the hours of 1:30 pm to 6:30 pm, Monday through Friday. When the after-school program becomes established, the plan will then be to expand the program into a full-time school with a total of two hundred-eighty (280) students and fourteen (14) teachers between the hours of 7:00 am to 6:30 pm, Monday through Friday.

Ms. Eschman fielded questions from the Board regarding the installation of a right-turn lane on Smokey Road before the school is allowed to operate.

Commissioner Lassetter explained that should the Board vote to approve the CUP, the applicant will have to meet Condition # 1 prior to the after-school program opening and that church members cannot block access to nearby residential homes.

The Board voted to grant a Conditional Use Permit (CUP) as requested in Petition # ZA 015-20 filed by True Light Holiness Church for property located at 1971 Smokey Road, Newnan (Parcel # 038-3003-011), subject to the following conditions:

1. The applicant shall construct a right-turn lane on Smokey Road at the intersection with George Arnold Road upon approval and permitting by County staff prior to the operation of the after-school program.

The Board voted to grant an eighteen (18) month extension (beginning August 23, 2023 and expiring February 22, 2025) associated with opening of a new distilled spirits, beer and wine package store as requested by Daniel Zavada in operation of Arbor Beverage Centre, LLC located on Hwy 154, Newnan (Parcel # 107-6022-003).

RESULT:	GRANTED [UNANIMOUS]
MOVER:	John Reidelbach, District 4 - Chairman
SECONDER:	Paul Poole, District 1 - Vice Chairman
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith

6. 13984 Request Direction from the Board Regarding Condition # 13 Associated with Previous Petition # REZ 22-21 Filed by Turnstone Group, LLC for Property Located at 3967 Lower Fayetteville Road, Newnan - District 1

Assistant Community Development Director Angela White explained that at the Commission meeting held on August 9, 2022, the Board voted to rezone 9.341± acres of 22.93± acres located at 3967 Lower Fayetteville Road, Newnan [Parcel # 122-6067-001 (partial)] from C-6 (*Minor Commercial Shopping District*) to C-8 (*Heavy Commercial Shopping District*) as requested in Petition # REZ 22-21 filed by Turnstone Group, LLC, subject to thirteen (13) conditions. Condition # 13 requires that a building permit be obtained within a 12-month period or the Board may initiate rezoning of the property [back to C-6 (*Minor Commercial Shopping District*)]. As of August 1, 2023, the applicant has submitted Construction Drawings (CD-23-032) which have been reviewed and staff is awaiting revisions on eight (8) items. Upon completion of that phase, the applicant will begin the Land Disturbance Permit (LDP) process followed by the building permit. The applicant is requesting a four-month extension and staff is seeking direction from the Board regarding the request.

In response to questions from Commissioner Poole and Chairman Reidelbach, Ms. White explained that the applicant has been working with staff continuously throughout the delays caused from having to proceed through the Probate process involving multiple family members.

The Board voted to set a Public Hearing on December 7, 2023 at 6:00 p.m. regarding possible rezoning of 9.341± acres of 22.93± acres located at 3967 Lower Fayetteville Road, Newnan [Parcel # 122-6067-001 (partial)] from C-8 (*Heavy Commercial Shopping District*) to C-6 (*Minor Commercial Shopping District*) thereby granting the applicant (Turnstone Group, LLC) a 4-month extension to obtain a building permit (see Condition # 13 of previous Petition # REZ 22-21).

RESULT:	MEETING SET/COMPLETE [UNANIMOUS]
MOVER:	Paul Poole, District 1 - Vice Chairman
SECONDER:	Bob Blackburn, District 3
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith

7. 13954 Recommend Approval of Petition # VAR 23-14 Filed by Peachtree City Senior Partners, LLC (dba Celebration Village) Requesting a Number of Floors Variance for Property Located at 478 Fischer Road, Sharpsburg

Assistant Community Development Director White presented Petition # VAR 23-14 filed by Peachtree City Senior Partners, LLC requesting to increase the number of floors for a proposed 55+ retirement community located along the western side of Fischer Road, Sharpsburg north of Sam's Club (Parcel # 145-6134-002) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property

was previously rezoned on January 22, 2015 (Petition # 018-14 filed by Landsdown, LLC) to RRCC (*Residential Retirement and Community Care District*). On January 11, 2021, the applicant was granted an administrative height variance to 55-feet. While designing the community to provide a smaller footprint, increase green space, and increase the independent living availability, the applicant desires to construct a 4-story building with a height of 53-feet, 9-inches. In closing, she highlighted the factors considered by staff during the application process and presented two (2) conditions for consideration by the Board should they choose to grant the variance request.

Ms. White fielded questions from Chairman Reidelbach, Commissioner Smith, and Commissioner Blackburn regarding the administrative height variance granted by staff, the increase in the number of floors from three (3) to four (4), reduction in the number of units, and the use on non-combustible materials (see May 19, 2020 minutes).

The Board voted to grant an increase in the number of floors (from 3 to 4) for a proposed 55+ retirement community located along the western side of Fischer Road, Sharpsburg north of Sam's Club, Sharpsburg (Parcel # 145-6134-002) as requested in Petition # VAR 23-14 filed by Peachtree City Senior Partners, LLC, subject to the following conditions:

1. The proposed structure shall be limited to four (4) stories and 55-feet in height.
2. All building permits shall be obtained meeting all applicable codes.

RESULT:	GRANTED [UNANIMOUS]
MOVER:	John Reidelbach, District 4 - Chairman
SECONDER:	Bob Blackburn, District 3
AYES:	Reidelbach, Poole, McKenzie, Blackburn, Smith

8. 13976 Recommend Approval of Petition # VAR 23-15 Filed by Stephanie Davis Requesting an Easement Variance for Property Located off Smokey Road, Newnan

Assistant Community Development Director White presented Petition # VAR 23-15 filed by Stephanie Davis requesting an easement variance for property located behind 2017 Smokey Road, Newnan (Parcel # 038-3003-001) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the history of the property indicates that it was owned by families that divided the property into several tracts, recorded them, and in some cases failed to provide access to the various tracts. Tracts 1, 2 and 3 are served by Georgia Arnold Road, but Tract 4 is split off to the southern area and is virtually landlocked. While it appears that the subject property (Tract 4) could be accessed off Smokey Road, the property does not have an easement off Smokey Road and the County will not approve such access because of poor sight distance. Therefore, the applicant is requesting a fourth access off the easement which comes off George Arnold Road for a single-family residence. She further noted that the Coweta County Public Works Department recommends that a cul-de-sac be constructed to serve the parcels instead of a fourth access on the existing easement. In closing, she highlighted the factors considered by staff during the application process and presented two (2) conditions for consideration by the Board should they choose to grant the variance request.

Commissioner McKenzie expressed his belief that the cul-de-sac is also

1. The front yard setback on Al Roberts Road shall not exceed the requested 52-foot reduction.
2. The front yard setback on East Rocky Mount Road shall not exceed the requested 41-foot reduction.

RESULT:	GRANTED [UNANIMOUS]
MOVER:	Paul Poole, District 1
SECONDER:	Bob Blackburn, District 3
AYES:	Blackburn, Reidelbach, Poole, Smith, McKenzie

11. 13510 Recommend Approval of Petition # VAR 22-66 Filed by Celebration Village Requesting Materials and Roof Variances for Property Located at 478 Fischer Road, Sharpsburg

Assistant Community Development Director White presented Petition # VAR 22-66 filed by Celebration Village requesting materials and roof variances for property located at 478 Fischer Road, Sharpsburg (Parcel # 145-6134-002) along with a recommendation of approval from the Board of Zoning Appeals. She explained that the subject property is a combination of six (6) parcels rezoned to *RRCC (Residential Retirement Community and Care District)* under Petition # 018-14 (Landsdown, LLC/Dan Zavada) on January 22, 2015, subject to fourteen (14) conditions. At the time, it included 68± acres, 137± single-family homes, a clubhouse, recreational offerings. At the January 22, 2015 Commission meeting, the Board voted to approve the rezoning with fourteen (14) conditions including an access to SR 34 incorporated with the design and a maximum lot count of seventy (70). This would support the project that had only one (1) access point on Fischer and an emergency access point via an easement onto Willow Lake in the Shoal Creek Forest Subdivision. It also reduced the lots which would bring traffic onto Fischer, a concern among the many neighborhoods represented.

Ms. White further explained that in 2019, Celebration Village/Armand Vari, became interested in developing the property on behalf of Active Senior Concepts and filed Petition # 018-19 requesting to amend conditions to increase the number of lots and to include independent living apartments, concierge, assisted living/memory care, personal care homes, attached home-cottages, and attached home-bungalows. At the Commission meeting held on November 19, 2019, the Board voted to deny the request.

In 2020, the applicant amended the proposed plan and submitted Petition # ZA 014-20 requesting a *Conditional Use Permit (CUP)* for an assisted living/memory care facility and submitted proffered renderings. At the Commission meeting held on May 19, 2020, the Board voted to grant the *Conditional Use Permit (CUP)*, subject to seventeen (17) conditions, including condition # 14 which reads as follows:

14. *A detailed architectural package shall be submitted based upon the proffered renderings. However, it shall meet all requirements of the Development Ordinance unless a variance is granted through the normal review process.*

Ms. White explained that although the parcels were combined into one (1) tract, the applicant has now separated them into three (3) parcels for financial reasons. The structure submitted with the original *Conditional Use Permit (CUP)* does not share any design concepts with the proposal submitted with this variance request and there is contention regarding 80% required Class/Category "A" materials to meet *Quality Development*

Corridor District (QDCD) standards versus the 75% required for multi-family. Therefore, the applicant is requesting reductions as a multi-family structure from 75% Class/Category "A" materials along with a variance to allow a flat roof.

Ms. White fielded questions from the Board regarding percentages in reductions of Class "A" materials, building elevations, numbers of floors, proposed distribution of materials spread throughout the design, aesthetics, Class "A" versus Class "B" materials, requirements of the QDCD corridor district, and a previous development (*see Petitions # VAR 21-01, # VAR 21-02, and # VAR 21-03 filed by CSH Fischer Crossings/November 2, 2021).

Mr. Winschel fielded questions from Commissioner Poole and Commissioner Smith regarding materials utilized on the Forsyth County and Acworth projects, whether wood products would be utilized on the proposed development in Coweta, and accuracy of the renderings.

In response to Mr. Winschel's discussion with the Board, Ms. White explained that the use of thin brick is not allowed in the *Coweta County Zoning and Development Ordinance*.

Mr. Winschel explained that upon approval from the Board, new/final renderings will be submitted to staff for review to reflect what is approved by the Board tonight.

The Board voted to grant a variance to allow a flat roof and to allow up to 15% reduction of Class/Category "A" materials (from the required 75%) on all elevations as requested in Petition # VAR 22-66 filed by Celebration Village for property located at 478 Fischer Road, Sharpsburg (Parcel # 145-6134-002).

RESULT:	GRANTED [UNANIMOUS]
MOVER:	John Reidelbach, District 4
SECONDER:	Al Smith, District 5
AYES:	Blackburn, Reidelbach, Poole, Smith, McKenzie

12. 13514 Request Acceptance of Roadways and Execution of a Deed of Open Space Restriction for Greyfairs Subdivision Phase 2 - District 2

The Board voted to execute a Deed of Open Space Restriction associated with Greyfairs Subdivision, Phase 2, to accept Ryeland Drive (2,567 LF), Mathers Trail (657 LF), Forton Terrace (800 LF) and associated drainage structures and right-of-way into the Coweta County Public Roads System, and to place the constructed improvements into a three (3) year maintenance period.

RESULT:	EXECUTED [UNANIMOUS]
MOVER:	Bill McKenzie, District 2
SECONDER:	Paul Poole, District 1
AYES:	Blackburn, Reidelbach, Poole, Smith, McKenzie

13. 13572 Request to Set a Public Hearing on January 19, 2023 Regarding a New Package Malt Beverage and Wine License Filed by Anna Frazier in Operation of Frazier's at Senoia (BAF Enterprises, Inc.) Located at 6599 E Highway 16, Senoia - District 1

The Board voted to set a Public Hearing on January 19, 2023 at 6:00 p.m. regarding a New Package Malt Beverage and Wine License filed by Anna Frazier in operation of

AFFP

85555- Peachtree Senior Partne

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

May 27, 2026

Notice of Public Hearing

Notice is hereby given that the Coweta County Board of Zoning Appeals will hear an appeal filed by Peachtree Senior Partners, LLC requesting the following variance: Article 9A, Section 92A, Items 10 & 11 – Dimensional Requirements for a Height and Story Variance for property located off Fischer Road, Sharpsburg (Tax ID #: 145-6134-071). The meeting will be held on Thursday, June 25, 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. That parcel of land labeled "Village Parcel A" as shown on that certain plat entitled "Final Plat of: Celebration Village, for Peachtree Senior Partners, LLC" recorded on April 7, 2025 at Plat Book 101, Page 1743 in the plat records 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. This being the 27th day of May 2026
Coweta County Community Development Department
No: 85555-5-27

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

Co-Publishers

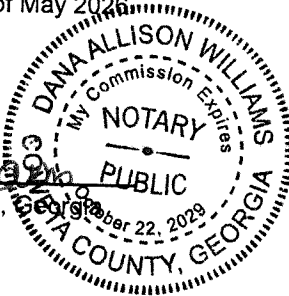
Subscribed to and sworn to me this 27th day of May 2026

Dana Allison Williams, Notary, Coweta County, Georgia

My commission expires: October 22, 2029

02100746 00144138

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





Community Development

To: Board of Zoning Appeals
From: Lisa Eschman, Zoning Manager
Date: June 25, 2026
RE: Petition #: VAR 26-012
Applicant: Clemente Montes Gomez & Lorenzo Santes Ramos
Property Owners: Clemente Montes Gomes & Lorenzo Santes Ramos
Location: 980 Grandma Branch Road, Grantville
Commission District: 2nd - Commissioner McKenzie
Tax Parcel(s): 041-3014-005
Property Size: 6.861 acres
Current Zoning: RC (Rural Conservation)
Requested Zoning: N/A
Proposed Use: Construction of an Attached Carport
Public Hearing (Date, Time, Location): June 25, 2026, at 6:00 PM — 37 Perry Street, Newnan

Issue:

Petition # VAR 26-012 Filed by Clemente Montes Gomez & Lorenzo Santes Ramos Requesting a Variance for a Front Setback Reduction for Property Located at 980 Grandma Branch Road, Grantville

Discussion:

Clemente Montes Gomez & Lorenzo Santes Ramos have filed a variance application requesting to reduce the front building setback to 77-feet from the required 100-feet outside the right-of-way along Sid Young Road (reduction of 23-feet) to allow for the construction of a 16' x 18' open carport attached to existing residential dwelling.

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 attached carport shall be located at a minimum of 77 feet from the right-of-way of Sid Young Road.
2. The applicant shall meet all the requirements of the Environmental Health Department.

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: 980 GRANDMA BRANCH RD, GRANTVILLE, GA 30220

Property Tax I.D. #: 041 3014 005

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: THE APPLICANT IS REQUESTING A VARIANCE TO ALLOW THE CONSTRUCTION OF A 16FT BY 18FT OPEN CARPORT ON THE EXISTING RESIDENTIAL PROPERTY. THE PROPOSED STRUCTURE WILL BE USED FOR VEHICLE PROTECTION AND WILL BE CONSISTENT WITH THE RESIDENTIAL USE OF THE PROPERTY

Applicant's reason for not conforming to the Zoning Ordinance: DUE TO THE LAYOUT OF THE EXISTING HOME AND DRIVEWAY, AS WELL AS APPLICABLE SETBACK REQUIREMENT, IT IS NOT FEASIBLE TO CONSTRUCT THE PROPOSED CARPORT IN FULL COMPLIANCE WITH CURRENT ZONING REGULATIONS. THE PLACEMENT OF THE STRUCTURE IS CONSTRAINED BY EXISTING IMPROVEMENTS ON THE PROPERTY, LIMITING ALTERNATIVE LOCATION.

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

THE PROPERTY HAS EXISTING SITE CONSTRAINTS, INCLUDING THE LOCATION OF THE PRIMARY RESIDENCE, DRIVEWAY ACCESS, AND LIMITED AVAILABLE SPACE FOR ACCESSORY STRUCTURES. THESE CONDITIONS RESTRICT THE ABILITY TO PLACE THE CARPORT IN A LOCATION THAT FULLY COMPLIES WITH SETBACK REQUIREMENTS WHILE MAINTAINING SAFE AND FUNCTIONAL ACCESS.

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 PROPOSED CARPORT WILL BE DESIGNED TO BE VISUALLY COMPATIBLE WITH THE EXISTING HOME AND SURROUNDING NEIGHBORHOOD. IT WILL NOT OBSTRUCT VISIBILITY FOR TRAFFIC OR NEIGHBORING PROPERTIES. THE STRUCTURE WILL BE OPEN-SIDED TO MINIMIZE VISUAL IMPACT AND WILL BE PLACED IN A LOCATION THAT REDUCES ANY POTENTIAL ENCROACHMENT IMPACT TO THE GREATEST EXTENT POSSIBLE.

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 unusually shaped?

NO. THE PROPERTY IS NOT EXCEPTIONALLY NARROW OR UNUSUALLY SHAPED, HOWEVER, THE POSITIONING OF THE EXISTING HOME AND DRIVEWAY CREATES PRACTICAL LIMITATIONS FOR PLACING ADDITIONAL STRUCTURES IN COMPLIANCE WITH CURRENT SETBACK REQUIREMENTS

II. Does property contain exceptional topographic conditions?

THE PROPERTY DOES NOT HAVE SIGNIFICANT TOPOGRAPHIC CHALLENGES, HOWEVER, THE EXISTING IMPROVEMENTS AND LAYOUT CREATE SIMILAR PRACTICAL LIMITATIONS

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

THE EXISTING CONFIGURATION OF THE HOME, DRIVEWAY ACCESS, AND USABLE YARD SPACE CREATES CONSTRAINTS THAT ARE UNIQUE TO THIS PROPERTY AND LIMIT COMPLIANCE WITH SETBACK REQUIREMENTS

IV. Are there other existing extraordinary or exceptional circumstances?

THEY NEED TO PROVIDE COVERED PARKING WHILE MAINTAINING SAFE AND FUNCTIONAL ACCESS TO THE HOME AND DRIVEWAY PRESENTS A PRACTICAL LIMITATION UNDER CURRENT ZONING REQUIREMENTS

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 ZONING ORDINANCE WOULD CREATE AN UNNECESSARY HARDSHIP BY PREVENTING THE REASONABLE USE OF THE PROPERTY FOR A TYPICAL RESIDENTIAL ACCESSORY STRUCTURE. WITHOUT THE VARIANCE, THE APPLICANT WOULD BE UNABLE TO CONSTRUCT A FUNCTIONAL CARPORT DUE TO SPACE AND LAYOUT CONSTRAINTS, LIMITING THE PROPERTY'S USABILITY AND CONVENIENCE

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.

THE REQUESTED VARIANCE WILL NOT SUBSTANTIALLY IMPAIR THE INTENT OR PURPOSE OF THE ZONING ORDINANCE. THE PROPOSED CARPORT IS MODEST IN SIZE, CONSISTENT WITH RESIDENTIAL USE, AND WILL NOT NEGATIVELY IMPACT NEIGHBORING PROPERTIES OR THE CHARACTER OF THE AREA. THE STRUCTURE WILL MAINTAIN APPROPRIATE SCALE AND APPEARANCE IN HARMONY WITH SURROUNDING HOMES.

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.



PURCHASE AND SALE AGREEMENT

Offer Date: 1/31/2026



2026 Printing

A. KEY TERMS AND CONDITIONS

1. Purchase and Sale. The undersigned buyer(s) ("Buyer") agree to buy and the undersigned seller(s) ("Seller") agree to sell the real property described below including all fixtures, improvements and landscaping therein ("Property") on the terms and conditions set forth in this Agreement.

a. Property Identification: Address: 980 Grandma Branch RD

City Grantville, County COWETA, Georgia, Zip Code 30220

MLS Number: 10645679 Tax Parcel I.D. Number: 041 3014 005

b. Legal Description: The legal description of the Property is [select one of the following below]:

- ☒ (1) attached as an exhibit hereto;
☐ (2) Condominium (attach F204 Condominium Resale Purchase and Sale Exhibit)
☐ (3) the same as described in Deed Book _____, Page _____, et. seq., of the land records of the above county; **OR**
☐ (4) Land Lot(s) _____ of the _____ District, _____ Section/GMD, Lot _____, Block _____, Unit _____, Phase/Section _____ Subdivision/Development, according to the plat recorded in Plat Book _____, Page _____, et. seq., of the land records of the above county.

2. Purchase Price of Property to be Paid by Buyer. \$200,000 LAJ CMG RYGD

3. Seller's Monetary Contribution toward Buyer's Costs at Closing: \$0

4. Closing Date and Possession. Closing Date shall be 2/10/2026 with possession of the Property transferred to Buyer ☒ upon Closing **OR** ☐ _____ days after Closing at _____ o'clock ☐ AM **OR** ☐ PM (attach F219 Temporary Occupancy Agreement).

5. Closing Law Firm ("Closing Attorney"). Sears and Ware LLC Phone Number: (770) 253-3880

6. Holder of Earnest Money ("Holder"). (If Holder is Closing Attorney, F510 must be attached as an exhibit hereto, and F511 must be signed by Closing Attorney.) BHHS GA Properties

7. Earnest Money. Earnest money will be paid to Holder in a method of payment acceptable to the Holder.

- ☐ a. \$ _____ as of the Offer Date.
☒ b. \$ 2000 within 3 days from the Binding Agreement Date.
☐ c. _____

8. Inspection and Due Diligence.

- a. Due Diligence Period:** Property is being sold subject to a Due Diligence Period of 7 days from the Binding Agreement Date.
b. Option Payment for Due Diligence Period: In consideration of Seller granting Buyer the option to terminate this Agreement, Buyer:
(1) has paid Seller \$10.00 in nonrefundable option money, the receipt and sufficiency of which is hereby acknowledged; plus
(2) shall pay directly to Seller additional option money of \$ _____ by ☐ check ☐ ACH or ☐ wire transfer of immediately available funds either ☐ as of the Offer Date; **OR** ☐ within _____ days from the Binding Agreement Date. Any additional option money paid by Buyer to Seller ☐ shall (subject to lender approval) or ☐ shall not be applied toward the purchase price at Closing and shall not be refundable to Buyer unless the Closing fails to occur due to the default of the Seller.

9. Lead-Based Paint. To the best of Seller's knowledge, the residential dwelling(s) on the Property (including any portion thereof or painted fixture therein) ☒ was (attach F316 Lead-Based Paint Exhibit) **OR** ☐ was not built prior to 1978.

10. Brokerage Relationships in this Transaction.

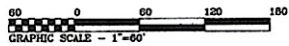
- a. Buyer's Broker is** BHHS Georgia Properties **and is:**
(1) ☒ representing Buyer as a client.
(2) ☐ working with Buyer as a customer.
(3) ☐ acting as a dual agent representing Buyer and Seller.
(4) ☐ acting as a designated agent where:
_____ has been assigned to exclusively represent Buyer.
- b. Seller's Broker is** Southern Classic Realtors **and is:**
(1) ☒ representing Seller as a client.
(2) ☐ working with Seller as a customer.
(3) ☐ acting as a dual agent representing Buyer and Seller.
(4) ☐ acting as a designated agent where:
_____ has been assigned to exclusively represent Seller.

c. Material Relationship Disclosure: The material relationships required to be disclosed by either Broker are as follows:
N/A

11. Time Limit of Offer. The Offer set forth herein expires at _____ o'clock _____ m. on the date _____.

Buyer(s) Initials LAJ CMG Seller(s) Initials RYGD

THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH Joy Barnes IS INVOLVED AS A REAL ESTATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE REPORTED TO THE GEORGIA ASSOCIATION OF REALTORS® AT (770) 451-1831.
Copyright © 2026 by Georgia Association of REALTORS®, Inc. F201, Purchase and Sale Agreement, Page 1 of 10, 01/01/26



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2049.31	242.35	242.19	N65°29'41"E
C2	1251.30	163.17	163.12	N70°55'27"E



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

EQUIPMENT USED AND FIELD CLOSURE

100% OF LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING THE CARLSON BR7 GPS BASE AND ROVER 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 AND ROVER RTK MODE. THE RELATIVE POSITIONAL ACCURACY IS 0.02 HORIZONTAL AND 0.08 VERTICAL AT THE 95% CONFIDENCE LEVEL.

THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN LOT 5: 1,447,471 FEET, TRACT 9: 365,187 FEET, 0.90 AC. 362,211 FEET.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL, OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-47.

THE DATUM (BASE FOR THE BEARINGS) FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPMENT BY EGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011). STATE PLANE COORDINATE SYSTEM OF GEORGIA WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

LEGEND	
E.O.P.	EDGE OF PAVEMENT
R/W	RIGHT OF WAY
I.P.P.	IRON PIN PLACED
C.T.	CORNER TOP NAIL
R.S.	REINFORCING BAR
O.T.	OPEN TOP
R.P.	IRON OR FORMERLY
B.L.	BUILDING LINE
P.P.	POWER POLE
L.L.	LAND LOT LINE
S.B.	SEED BOOK
P.B.	PLAY BOOK
C.M.P.	CONCRETE MONUMENT FOUND
P.C.B.	POINT OF BEGINNING
A.F.A.	ALSO KNOWN AS
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.P.	LIGHT POLE
R.N.	ARE HYDRAULIC
W.M.	WATER METER
M.F.F.E.	MINIMUM FINISHED FLOOR ELEVATION
L.A.G.	LOWEST ADJACENT GRADE
H.A.G.	HIGHEST ADJACENT GRADE
D.I.	DROP INLET
J.B.	JUNCTION BOX
F.H.	FIRE HYDRANT
W.N.	WATER NETER
S.L.	SEWER LATERAL
S.M.	SANITARY SEWER MANHOLE
S.D.S.	STOP SIGN, SPEED LIMIT SIGN
L.P.	LIGHT POLE
A.	ADDRESS
W.V.	WATER VALVE
E.T.	ELECTRIC TRANSFORMER

NOW OR FORMERLY
JOSEPH & CATHERINE
KASSLER
TAX PARCEL 804 2348 004
PG 90, P. 335

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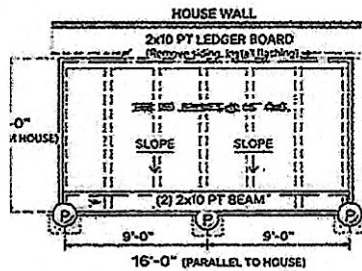
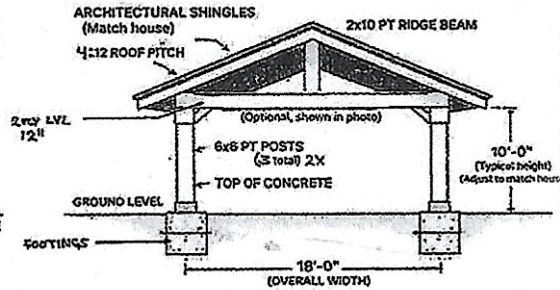
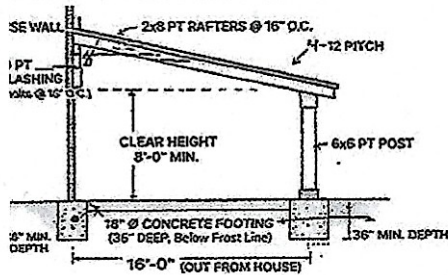
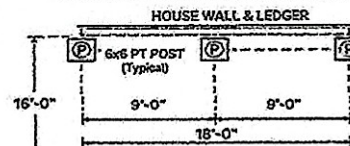
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16' x 18' ATTACHED CARPORT PLAN

FOR COWETA COUNTY, GEORGIA PERMIT

SIZE: 16'-0" (LENGTH) x 18'-0" (WIDTH) • AREA: 288 SQ FT

ROOF: GABLE, 4:12 PITCH • ATTACHED TO HOUSE

TOP VIEW - FRAMING PLAN
(LOOKING DOWN)**FRONT ELEVATION**
(LOOKING AT FRONT)**SIDE SECTION (CUT VIEW)****POST & FOOTING LAYOUT****FOOTING SPECIFICATIONS:**

- 18" DIAMETER x 36" DEEP (Minimum)
- 3000 PSI Concrete
- Simpson Strong-Tie POST BASE (or equal)
- Top of footing below grade, sloped for drainage

STRUCTURAL NOTES

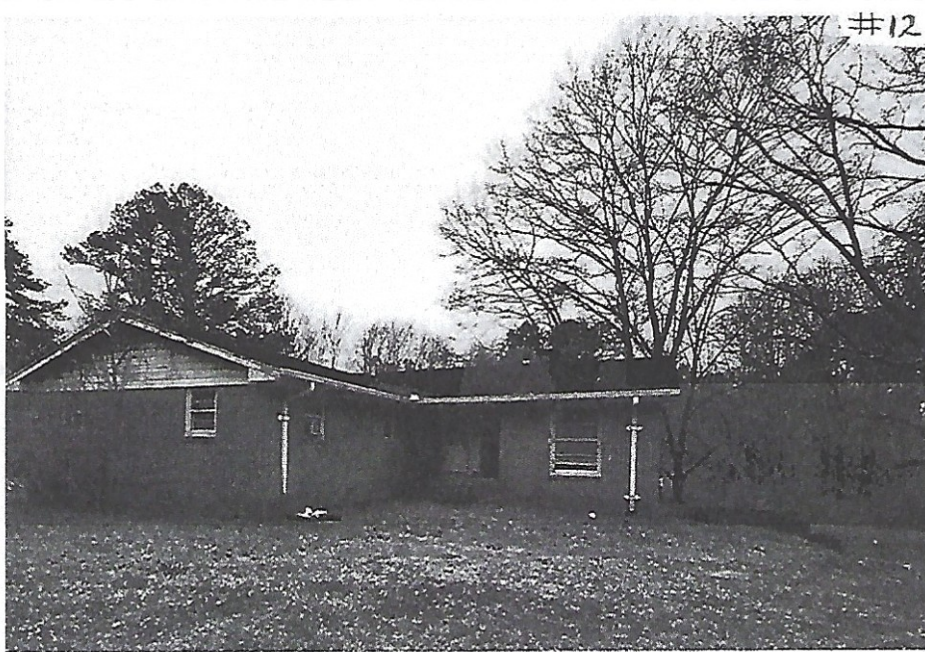
- All lumber: PRESSURE TREATED (PT)
- All hardware: HOT-DIP GALVANIZED
- Rafters: 16" O.C. spacing
- Beams: Double 2x10 (with 1/2" gap between boards)
- Minimum 8'-0" clear height
- Roof tie-in: Secure ledger to house framing
- Comply with IRC 2018 & Georgia Amendments

MATERIAL LIST

QTY	MATERIAL	SIZE
12	Rafters	2x8 PT x 18' (cut to pitch)
2	Floor T	2x12 LVL 18'
1	Ridge Beam	2x10 PT x 18'
6	Beam/2 fls	2x10 PT x 18'
6	Posts	6x6 PT x 10' (or cut to height)
6	Footings	18" Ø x 36" deep (Concrete)

Estimated area: 288 SQ FT

REPORT PLAN - 16' x 18'DRAWN FOR PERMIT SUBMITTAL - COWETA COUNTY, GA
Not to scale - All dimensions to be verified on site



U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>CLEMENTE MONTES</u>		Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>980 GRANDMA BRANCH ROAD</u>		Company NAIC Number: _____
City: <u>GRANTVILLE</u> State: <u>GA</u> ZIP Code: <u>30220</u>		
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>, Tax Parcel: 041 3014 005</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Accessory</u>		
A5. Latitude/Longitude: Lat. <u>33.250420</u> Long. <u>-84.871103</u> Horiz. Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84		
A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8).		
A7. Building Diagram Number: <u>1B</u>		
A8. For a building with a crawlspace or enclosure(s):		
a) Square footage of crawlspace or enclosure(s): _____ sq. ft.		
b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☐ No ☐ N/A		
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: _____ Engineered flood openings: _____		
d) Total net open area of non-engineered flood openings in A8.c: _____ sq. in.		
e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): _____ sq. ft.		
f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): _____ sq. ft.		
A9. For a building with an attached garage:		
a) Square footage of attached garage: <u>288</u> sq. ft.		
b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☒ No ☐ N/A		
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: _____ Engineered flood openings: _____		
d) Total net open area of non-engineered flood openings in A9.c: <u>0.00</u> sq. in.		
e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>0</u> sq. ft.		
f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>0</u> sq. ft.		
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION		
B1.a. NFIP Community Name: <u>Coweta 130298</u>		B1.b. NFIP Community Identification Number: <u>130298</u>
B2. County Name: <u>Coweta</u>	B3. State: <u>GA</u>	B4. Map/Panel No.: <u>13077C0240</u> B5. Suffix: <u>D</u>
B6. FIRM Index Date: <u>02/06/2013</u>		B7. FIRM Panel Effective/Revised Date: <u>02/06/2013</u>
B8. Flood Zone(s): <u>X</u>		B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>718.1</u>
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: ☐ FIS ☐ FIRM ☒ Community Determined ☐ Other: _____		
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____		
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: _____ ☐ CBRS ☐ OPA		
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No		

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
980 GRANDMA BRANCH ROAD

City: GRANTVILLE State: GA ZIP Code: 30220

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☒ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: GPS Vertical Datum: NAVD88

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other: _____

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used?

☐ Yes ☒ No

If Yes, describe the source of the conversion factor in the Section D Comments area.

Check the measurement used:

a) Top of bottom floor (including basement, crawlspace, or enclosure floor): 730.0 ☒ feet ☐ meters

b) Top of the next higher floor (see Instructions): ☒ feet ☐ meters

c) Bottom of the lowest horizontal structural member (see Instructions): ☐ feet ☐ meters

d) Attached garage (top of slab): ☐ feet ☐ meters

e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): 729.5 ☒ feet ☐ meters

f) Lowest Adjacent Grade (LAG) next to building: ☐ Natural ☒ Finished 729.7 ☒ feet ☐ meters

g) Highest Adjacent Grade (HAG) next to building: ☐ Natural ☒ Finished 729.4 ☒ feet ☐ meters

h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: ☐ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☐ Check here if attachments and describe in the Comments area.

Certifier's Name: Randy McLain License Number: 2703

Title: Registered Land Surveyor

Company Name: McLain Surveying, Inc.

Address: 6 Madison Street

City: Newnan State: GA ZIP Code: 30263

Telephone: (770) 251-8523

Ext.: _____ Email: _____

Signature: Randy McLain Digitally signed by Randy McLain Date: 2026.03.31 15:39:00 -04'00' Date: 03/31/2026



Place Seal Here

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

A minimum finished floor elevation of 721.1 has been established for this lot.

Type of equipment (C2) - A/C Unit.

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
980 GRANDMA BRANCH ROAD

City: GRANTVILLE State: GA ZIP Code: 30220

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: Clemente Montes (Tim McLain, representative)

Address: 980 Grandma Branch Road

City: Grantville State: GA ZIP Code: 30220

Telephone: (678) 923-1497

Ext.: _____ Email: _____

Signature: Tim McLain

Digitally signed by Tim McLain

Date: 2026.03.31 15:38:40 -04'00'

Date: 03/30/2026

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
980 GRANDMA BRANCH ROAD

City: GRANTVILLE State: GA ZIP Code: 30220

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a. ☐ A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.
- G2.b. ☐ A local official completed Section H for insurance purposes.
- G3. ☐ In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4. ☐ The following information (Items G5–G11) is provided for community floodplain management purposes.
- G5. Permit Number: _____ G6. Date Permit Issued: _____
- G7. Date Certificate of Compliance/Occupancy Issued: _____
- G8. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement
- G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum: _____
- G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____
- G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ ☐ feet ☐ meters Datum: _____
- G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____
- G11. Variance issued? ☐ Yes ☐ No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: _____ Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

To: Coweta County Board of Zoning Appeals

From: Lisa J Eschman, Zoning Manager

Re: Variance Request – *Art. 23, Dimensional Requirements. Front Building Setback Reduction*
Applicant: Clemente Montes Gomez & Lorenzo Santes Ramos
Location: 980 Grandma Branch Road, Grantville
Petition: VARIANCE 26-012
Tax ID #: 041-3014-005
2nd Commission District

Date: June 11, 2026

The subject property, located at 980 Grandma Branch Road in Grantville, consists of approximately 6.861± acres, and is zoned **RC (Rural Conservation)**. The property contains a single-family residence constructed in 1967 and is situated on a corner lot at the intersection of Grandma Branch Road and Sid Young Road.

The applicant is requesting a variance from the required 100-foot front building setback to allow the construction of a 16-foot by 18-foot attached carport. The proposed structure is intended to be used for vehicle protection.

According to the submitted site plan, the proposed carport will be attached to the existing residence and extend approximately 18 feet from the structure. The proposed location would encroach 23 feet into the required 100-foot front building setback along Sid Young Road, resulting in a reduced setback of 77 feet from the right-of-way along Sid Young Road.

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

Public Utilities

Environmental Health:

The Environmental Health Department has reviewed the variance request, and it appears that the proposed carport location will be over the existing septic tank. An on-site septic system location evaluation will be needed to confirm. If it is determined the proposed carport is located over the septic system the applicant will be required to pump, crush, and fill in the existing septic tank and install a new one in an area that would be the proper distance from the proposed addition. I believe that the existing absorption field will be far enough away from the proposed carport, but if not, they will need to disconnect the part of the absorption field that will be within 5 feet of the carport, and they will need to add back the part of the absorption field that gets disconnected.

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).

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

Response: The request is not expected to adversely affect nearby properties. The attached carport is considered an accessory that will be attached to the principal dwelling and is common within residential neighborhoods.

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 located at the intersection of two county roads, resulting in two front building setbacks which limit the location of the attached carport.

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 request for an attached carport will not have any impact on transportation facilities, utilities or schools.

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 proposed carport is considered an addition to the principal dwelling. Due to the property's location on a corner lot at the intersection of two county roads, it is subject to front building setback requirements along both road frontages. These dual front setback requirements significantly limit the available area for expansion of the existing residence and constrain the placement of the proposed carport without a reduction in the required front setback.

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 the dual front building setback requirements restrict placement of the proposed attached carport.

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 requirement of this ordinance.

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 exceptionally narrow or usually shaped. However, the positioning of the existing home and driveway creates practical limitations for placing additional structures in compliance with current setback requirements.

II. Does the property contain exceptional topographic conditions?

The property does not have significant topographic challenges. However, the existing improvements and layout create similar practical limitations.

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

According to the applicant, the existing configuration of the home, driveway access, and usable yard space creates constraints that are unique to this property and limit compliance with setback requirements.

IV. Are there other existing extraordinary or exceptional circumstances?

According to the applicant, the need to provide covered parking while maintaining safe and functional access to home and driveway presents practical limitations under the current zoning requirements.

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, strict enforcement of the 100-foot front building setback requirement would create an unnecessary hardship by preventing the reasonable use of the property for a typical residential accessory structure. Without the variance, the applicant would be unable to construct a functional carport due to space and layout constraints, limiting the property's usability and convenience.

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 requested variance will not substantially impair the intent or purpose of the zoning ordinance. The proposed carport is modest in size, consistent with residential use, and will not negatively impact the neighboring properties or the character of the area. The structure will maintain appropriate scale and appearance in harmony with the surrounding homes.

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

1. Due to the property's location on a corner lot at the intersection of two county roads, it is subject to front building setback requirements along both road frontages. These dual front setback requirements significantly limit the available area for expansion of the existing residence and constrain the placement of the proposed carport.
2. Based on staff comments, the proposed request is not expected to have impact on public facilities or the surrounding area.

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

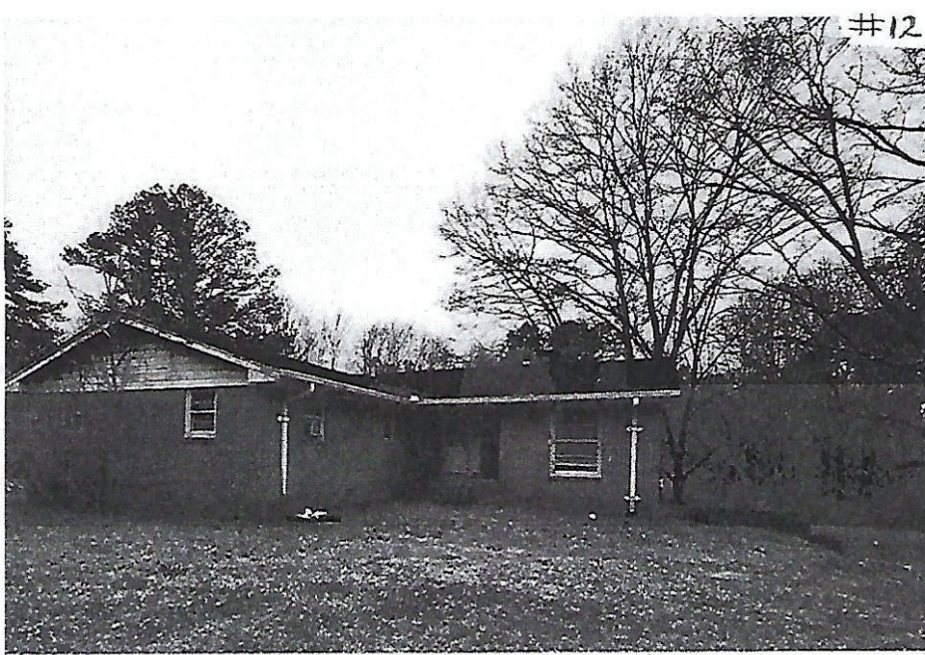
1. The attached carport shall be located at a minimum of 77 feet from the right-of-way of Sid Young Road.
2. The applicant shall meet all the requirements of the Environmental Health Department.

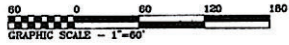
The meetings regarding this request will be held at 6:00 PM in the Commission Chambers located at 37 Perry Street, Newnan, GA 30263:

- Public Hearing with the Board of Zoning Appeals – **Thursday, June 25, 2026**
- Final Decision with the Board of Commissioners – **Tuesday, July 21, 2026**

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

c: Clemente Montez Gomes & Lorenzo Santes Ramos – tukulama19@gmail.com

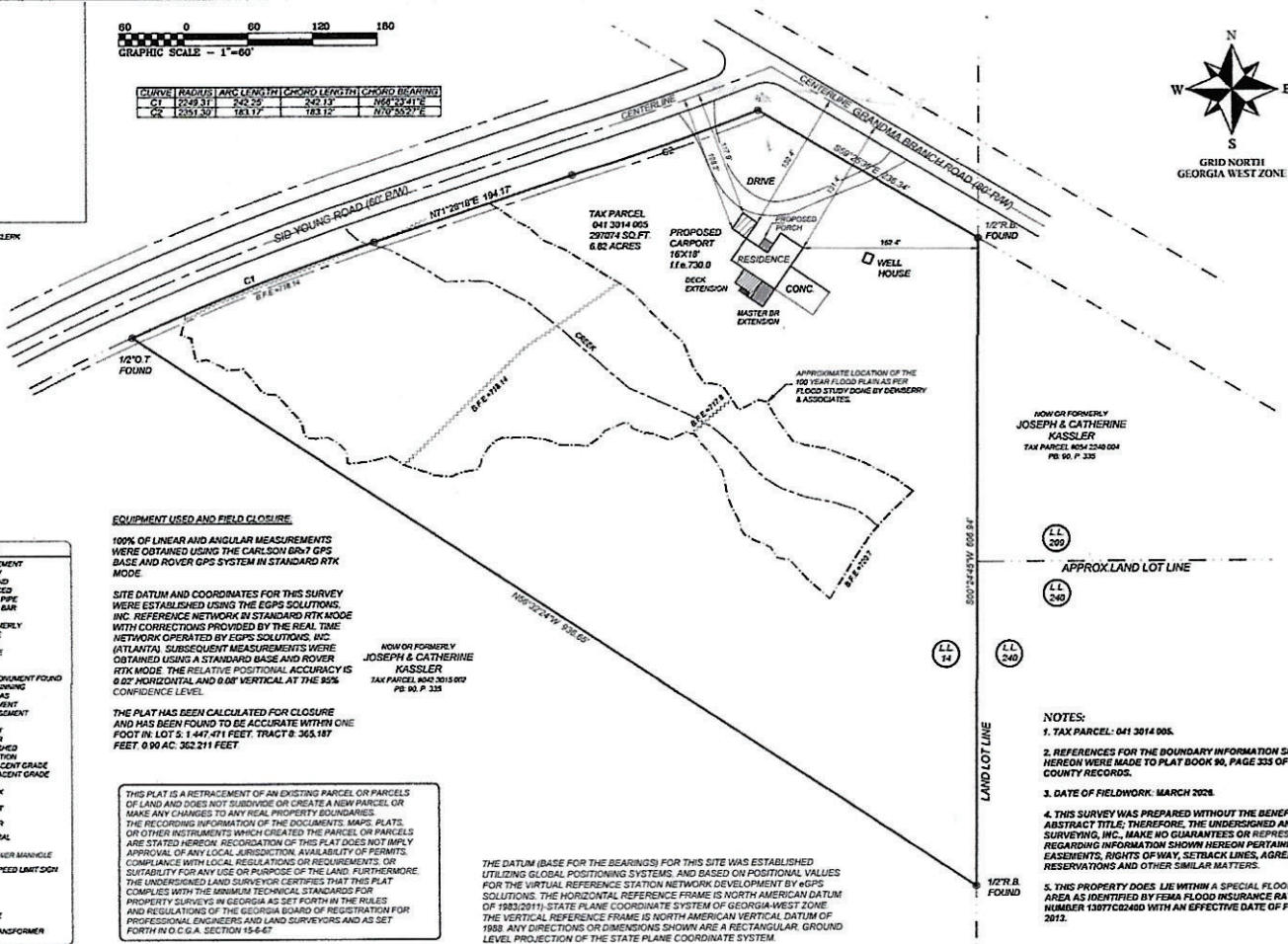




CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2249.31	242.35	242.13	N65°29'41"E
C2	1251.30	183.17	183.12	N70°55'27"E



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



EQUIPMENT USED AND FIELD CLOSURE

100% OF LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING THE CARLSON BR7 GPS BASE AND ROVER 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 AND ROVER RTK MODE. THE RELATIVE POSITIONAL ACCURACY IS 0.02\"/>

THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN LOT 5, 1,447,471 FEET, TRACT 8, 365,187 FEET, 0.90 AC, 362,211 FEET

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 43-6-47

THE DATUM (BASE FOR THE BEARINGS) FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPMENT BY EGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011). STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NOTES:

1. TAX PARCEL: 041 3014 005.
2. REFERENCES FOR THE BOUNDARY INFORMATION SHOWN HEREON WERE MADE TO PLAT BOOK 90, PAGE 333 OF COWETA COUNTY RECORDS.
3. DATE OF FIELDWORK: MARCH 2026.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE; THEREFORE, THE UNDERSIGNED AND MCLAIN SURVEYING, INC., MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS AND OTHER SIMILAR MATTERS.
5. THIS PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 13077C0248D WITH AN EFFECTIVE DATE OF FEBRUARY 6, 2013.

LEGEND	
E.O.P.	EDGE OF PAVEMENT
R/W	RIGHT OF WAY
I/P	IRON PIPE FOUND
I/P	IRON PIPE PLACED
C.T.	CORNER TOP NAIL
R.B.	REINFORCING BAR
O.T.	OPEN TOP
R.F.	HOW OR FORMERLY
B.L.	BUILDING LINE
P.P.	POWDER POLE
L.L.	LAND LOT LINE
S.B.	SEED BOOK
P.B.	PLAY BOOK
C.B.P.	CONCRETE MONUMENT FOUND
P.C.B.	POINT OF BEGINNING
A.S.A.	ALSO KNOWN AS
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.P.	LIGHT POLE
A.N.	AIR HYDRANT
W.M.	WATER METER
M.F.F.E.	MINIMUM FINISHED FLOOR ELEVATION
L.A.G.	LOWEST ADJACENT GRADE
H.A.G.	HIGHEST ADJACENT GRADE
D.I.	DROP INLET
J.B.	JUNCTION BOX
F.H.	FIRE HYDRANT
W.M.	WATER METER
S.L.	SEWER LATERAL
S.M.	SANITARY SINKER MANHOLE
S.D.S.	STOP SIGN, SPEED LIMIT SIGN
L.P.	LIGHT POLE
A.	ADDRESS
W.V.	WATER VALVE
E.T.	ELECTRIC TRANSFORMER

DATE	ISSUE
SCALE: 1"=60'	No. DESCRIPTION DATE
ADJACENT	
CITY	
DRAWN: TM	
CHECKED: RM	
PROJECT #: 26-062	

IN MY OPINION, THIS IS A TRUE AND CORRECT REPRESENTATION OF THE PLATTED PROPERTY AND HAS BEEN PREPARED IN CONFORMITY WITH THE STANDARDS AND REQUIREMENTS OF LAW.

RANDY MCLAIN
GEORGIA R.L.S. #2703

SURVEY FOR
CLEMENTE MONTES & LORENZO RAMOS

TAX PARCEL 041 3014 005
LAND LOT 149 - 3RD DISTRICT
COWETA COUNTY, GEORGIA



McLAIN SURVEYING, INC.
LAND SURVEYING - LAND PLANNING - LAND DEVELOPMENT

6 MADISON STREET
NEWNAN, GEORGIA 30063
PHONE: 770-251-8523 - EMAIL: tmc@mcclain339@gmail.com

AFFP
85515- Gomez &Ramos

Affidavit of Publication

STATE OF GEORGIA }
COUNTY OF COWETA }

SS

Notice of Public Hearing

Notice is hereby given that the Coweta County Board of Zoning Appeals will hold a public hearing on an appeal filed by Clemente Montes Gomez & Lorenzo Santes Ramos requesting a variance pursuant to Article 23 – Dimensional Requirements for a front building setback reduction for property located at 980 Grandma Branch Rd, Grantville, identified as Tax ID #: 041-3014-005. Said meeting will be held on Thursday, June 25, 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 Lot 14 of the 3rd Land District of Coweta County, Georgia, containing 6.861 acres, more or less, as shown on that certain plat of survey entitled "Retracement Survey For: James Sidney Young & Gladys Doris Young Estate", dated September 3, 2025, drawn by Turner & Associates Land Surveyors, P.C., bearing the seal of Jason C. Turner, GRLS No. 2795, recorded in Plat Book 101, Page 1964, Coweta County 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 assistance with special needs, please call (770) 254-2608. This being the 27th day of May 2026 Coweta County Community Development Department
No:85515-5-27

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

May 27, 2026

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

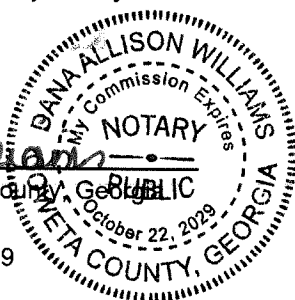
SIGNED:

Co-Publishers

Subscribed to and sworn to me this 27th day of May 2026.

Dana Allison Williams, Notary, Coweta County, Georgia

My commission expires: October 22, 2029



02100746 00144089

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



Community Development

To: Board of Zoning Appeals
From: Lisa Eschman, Zoning Manager
Date: June 25, 2026
RE: Petition #: CONDUSE 26-02
Applicant: JLH, LLC "dba" Caswell Wrecker
Property Owners: Southern Land, LLC
Location: 2657 W Hwy 16, Newnan
Commission District: 2nd - Commissioner McKenzie
Tax Parcel(s): 034-4010-045 {Partial}
Property Size: 0.22± acres
Current Zoning: M (Industrial)
Requested Zoning: M w/CUP (Industrial with a Conditional Use Permit)
Proposed Use: Impound Yard
Public Hearing (Date, Time, Location): June 25, 2026, at 6:00 PM — 37 Perry Street, Newnan

Issue:

Petition # CONDUSE 26-002 Filed by JLH, LLC (dba Caswell Wrecker) Requesting a Conditional Use Permit (CUP) for Property Located at 2657 W Hwy 16, Newnan

Discussion:

JLH, LLC has filed a conditional use permit (CUP) application to establish a 100-foot by 100-foot impound yard with a maximum capacity of twenty-five (25) vehicles.

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 shall provide an acceptable plan with best practices that are intended to help reduce stormwater and groundwater pollution risk. This plan shall be approved by the County.
2. The impound lot shall be screened from public view by a solid wall, planted screen or similar opaque partition at least six (6) feet in height and shall be located 50-ft from all property lines.
3. The solid wall, planted screen, or similar opaque partition shall stay in good working order and be replaced when it becomes damaged, or at the county's discretion.
4. The impound lot shall be limited to twenty-five (25) vehicles.

Conditional Use Permit Request Application
TO THE 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: JLH LLC "DBA" Caswell Wrecker
Address of Applicant: Newnan, GA 30263
Phone No.: 770 251 8921 E-mail address: jph@caswellwrecker.com
Address or Location of Property: 2657 Hwy 16
Newnan, GA 30263
Tax I.D. #: 034-4010-045 (Partial)

Definition of Conditional Use: A use which may be permitted within a zoning district subject to meeting those conditions contained in this ordinance or required and approved by the Board of Commissioners. Please provide the following information with a Conditional Use Request:

- (1) Ordinance listing for proposed use: Article M Section 192 Item 5
Brief description of requested use: Impound yard for a maximum total of 25 cars at any given time.
- (2) If applicable, provide information such as:
Square feet of building: 1,300 sq ft Sanctuary sq. ft., if applicable: _____
Total of distance from property lines in feet: _____
Acreage: 0.22± acres 100 x 100
Total parking spaces: _____
Septic system/well locations: _____
Staff or student size: 2
Maximum members: _____
Number of animals: 0
Exterior Building Materials: Existing Building
- ☒ (3) Copy of Warranty Deed
☒ (4) Legal Description corresponding with district boundary area of Conceptual Site Plan.
☒ (5) Plat of the property indicating the following (1 hard copy and an electronic file of plat in PDF or JPEG format)
(a) A correct scale and north arrow;
(b) The proposed land use and building outline as it would appear should the Conditional Use Permit application be approved;
(c) The present zoning classification of all adjacent parcels;
(d) The building outline and maximum proposed height of all buildings and distance from all property lines;
(e) The proposed location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement;
(f) The location of all required off-street parking and loading areas, septic tank/drainfield lines and well location if applicable;
(g) Required yard setbacks appropriate dimensions;
(h) The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation if required; and
(i) The location of the 100-year floodplain, any water impoundments, detention ponds, and/or utility easements.
- ☒ (6) Submit one (1) hard copy and an electronic version of professional renderings of structures to be placed on the site stating the exterior building materials. There is no requirement that the rendering be in color or be drawn to exact scale.
- ☒ (7) If applicant is not owner of property, a notarized statement must be submitted from property owner(s) giving the applicant permission to file the Conditional Use Application.
- ☒ (8) Application Fee (see attached Fee Schedule)

Date Filed: 3/31/26 Signed by: [Signature]
Print Name: Josh Harris



Ben Sewell, Director
22 East Broad St.
Newnan, GA 30263
bsewell@coweta.ga.us
770-254-2635

To: Coweta County Board of Zoning Appeals

From: Lisa J Eschman, Zoning Manager

Re: Conditional Use Permit – *Article 19. Sec 192. Item 5*

Applicant: JLH, LLC dba Caswell Wrecker

Location: 2657 W Hwy 16, Newnan

Petition: CONDUSE 26-002

Tax ID #: 034-4010-045 {Partial}

"2nd" Commission District

Date: June 11, 2026

The subject property is located at 2657 W. Highway 16 and contains approximately 0.22± acres. The property is zoned **M (Industrial)** and is part of a larger 6± acre tract that was originally rezoned to M (Industrial) on June 19, 1979, for industrial purposes.

The applicant, JLH, LLC, proposes to relocate its existing business from 129 Pine Road to the subject property. In conjunction with the relocation of its wrecker service operation, the applicant is requesting a Conditional Use Permit (CUP) to establish an impound lot with a maximum capacity of twenty-five (25) vehicles.

The proposed impound lot will occupy approximately 10,000 square feet (100 feet by 100 feet) and will be situated within the rear yard along the southwest property line. The existing 1,300-square-foot building on the property will be utilized as the business office.

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

Public Works

If there is a potential for vehicles that may leak fluids onto the ground and potentially cause environmental impacts, staff would recommend that this use be considered as a hotspot land use as defined in Chapter 30, Article IV (Post-Development Stormwater Ordinance).

Hotspot means a land use or activity on a site that has the potential to produce higher than normally found levels of pollutants in stormwater runoff. As defined by the administrator, hotspot land use may include gasoline stations, vehicle service and maintenance areas, industrial facilities (both permitted under the industrial stormwater general permit and others), material storage sites, garbage transfer facilities, and commercial parking lots with high-intensity use.

The applicable code section is 30-95 (4) which states that any commercial or industrial new development or redevelopment, regardless of size may be considered a hotspot land use.

If the Board chooses to approve this requested use, the Public Works staff would like to recommend that it be required that the applicant provides acceptable practices to help reduce the risk of leaking vehicle fluids from contaminating the environment.

Recommended Condition:

The applicant shall provide an acceptable plan with best practices that are intended to help reduce stormwater and groundwater pollution risk. This plan shall be approved by the County.

Community Development

Development Review:

Our division has no objections to the CUP request but would like to offer the following comment:

- The applicant shall meet all the screening requirements from Article 19. Sec 192. Item 5. Salvage and junk yards, shall be screened from public view by a solid wall, planted screen or similar opaque partition at least six feet in height, and provided such wall or opaque partition is set back at least 50 feet from all property lines.

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

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

Response: The subject property will have a total area of 0.22± acres and was rezoned to M (Industrial) in 1979 for industrial purposes. Arnco-Sargent Elementary School is located immediately south of the site and is zoned C (Old Commercial). All other adjacent properties are zoned M (Industrial).

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

Response: The overall property has historically been occupied by a variety of industrial uses that are permitted within the M (Industrial) zoning district.

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

Response: There are no special circumstances contributing to the request that are peculiar to the particular property involved.

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

Response: According to the Public Works Division, the proposed request did not generate enough trips to require a traffic study. However, there is a potential concern that fluids may leak onto the

ground and potentially cause environmental impacts. Therefore, this site should be considered a hotspot land use as defined in Chapter 30, Article IV (Post-Development Stormwater Ordinance). Hotspot means a land use or activity on a site that has the potential to produce higher than normally found levels of pollutants in stormwater runoff. As defined by the administrator, hotspot land use may include gasoline stations, vehicle service and maintenance areas, industrial facilities (both permitted under the industrial stormwater general permit and others), material storage sites, garbage transfer facilities, and commercial parking lots with high-intensity use.

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 conditional use permit request.

Response: The request will allow for an impound yard operation, in conjunction with the wrecker service business.

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

Response: While a wrecker service is permitted within the M (Industrial) zoning district, the establishment of an impound lot requires approval of a Conditional Use Permit (CUP). The proposed impound lot is a necessary accessory use to support the wrecker service operation and its vehicle storage needs.

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 was not a result of intentional action by the applicant to violate the requirements of the ordinance.

8. The available existing street system is adequate to efficiently and safely accommodate the traffic, which will be generated by the proposed use or development.

Response: The Public Works Division has determined that the proposed impound lot will not generate sufficient traffic volumes to adversely impact W Highway 16.

9. The existing public utilities, facilities and services are adequate to accommodate the proposed use or development.

Response: The Public Works Division recommends that the applicant implement appropriate measures to minimize the risk of vehicle fluid leaks and prevent potential environmental contamination. Staff will recommend this as a condition for consideration by the Board.

10. The use or development does not generate or cause conditions such as noise, light, glare or odor, or similar objectionable features which would reduce the value, use or enjoyment of surrounding properties.

Response: The applicant shall agree to work in good faith with the County to address and mitigate any concerns related to noise, lighting, glare, odors, or other similar objectionable impacts that

may arise from the operation of the use.

11. The proposed building(s) is not out of character with the surrounding area and zoning district in terms of building construction and general aesthetic appearance to the extent that the proposed building will have a detrimental impact on the value of nearby homes, businesses, or other properties.

Response: The site is zoned M-Industrial and adjoins parcels of similar zoning with similar uses.

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

1. The proposed request will permit the operation of an impound yard in conjunction with an established wrecker service business on a property that has been used for industrial purposes since 1979, making the proposed use consistent with the site's long-established industrial character.
2. Based on staff comments and recommended conditions, the proposed use should not have any adverse impact on public facilities or the surrounding area.

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

1. The applicant shall provide an acceptable plan with best practices that are intended to help reduce stormwater and groundwater pollution risk. This plan shall be approved by the County.
2. The impound lot shall be screened from public view by a solid wall, planted screen or similar opaque partition at least six (6) feet in height and shall be located 50-ft from all property lines.
3. The solid wall, planted screen, or similar opaque partition shall stay in good working order and be replaced when it becomes damaged, or at the county's discretion.
4. The impound lot shall be limited to twenty-five (25) vehicles.

The following meetings regarding 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, June 25, 2026**
- Final Decision with the Board of Commissioners – **Tuesday, July 21, 2026**

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

c: Josh Harris – josh@caswellwrecker.com

7325566180
PARTICIPANT ID
BK:100 PG:168-168
P2021000221
FILED IN OFFICE
CLERK OF COURT
09/07/2021 03:13 PM
CINDY BROWN, CLERK
SUPERIOR COURT
COWETA COUNTY, GA

Cindy J. Brown

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT.

LINE	BEARING	DISTANCE
L1	N 01° 27' 41" E	66.59
L2	N 79° 42' 03" W	21.00
L3	N 80° 50' 52" E	70.60
L4	N 75° 24' 38" E	103.21
L5	N 81° 02' 47" E	337.32
L6	N 73° 49' 08" E	30.76
L7	N 81° 52' 22" E	39.60
L8	N 50° 23' 00" E	166.83
L9	S 55° 21' 00" W	203.16
L10	S 88° 35' 22" W	14.01
L11	S 73° 49' 08" W	33.47
L12	S 75° 24' 38" W	99.60
L13	S 60° 46' 59" W	17.47
L14	N 30° 10' 04" W	20.00
L15	N 15° 45' 39" E	96.86
L16	S 74° 14' 07" E	100.24
L17	S 15° 34' 04" W	100.45
L18	S 20° 57' 33" E	24.44
L19	N 75° 57' 33" W	100.58
L20	N 73° 57' 33" W	67.59
L21	S 83° 34' 28" W	14.67
L22	S 48° 51' 35" E	84.70
L23	S 85° 29' 57" E	57.50
L24	N 81° 02' 47" E	30.76
L25	N 81° 02' 47" E	30.76
L26	S 71° 16' 19" E	19.72
L27	N 21° 16' 19" W	23.85
L28	N 88° 24' 22" E	20.07

SURVEYORS CERTIFICATION

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLAT OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND, FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Randy McLean
RANDY MCLEAN G.A. R.E.S. 2305

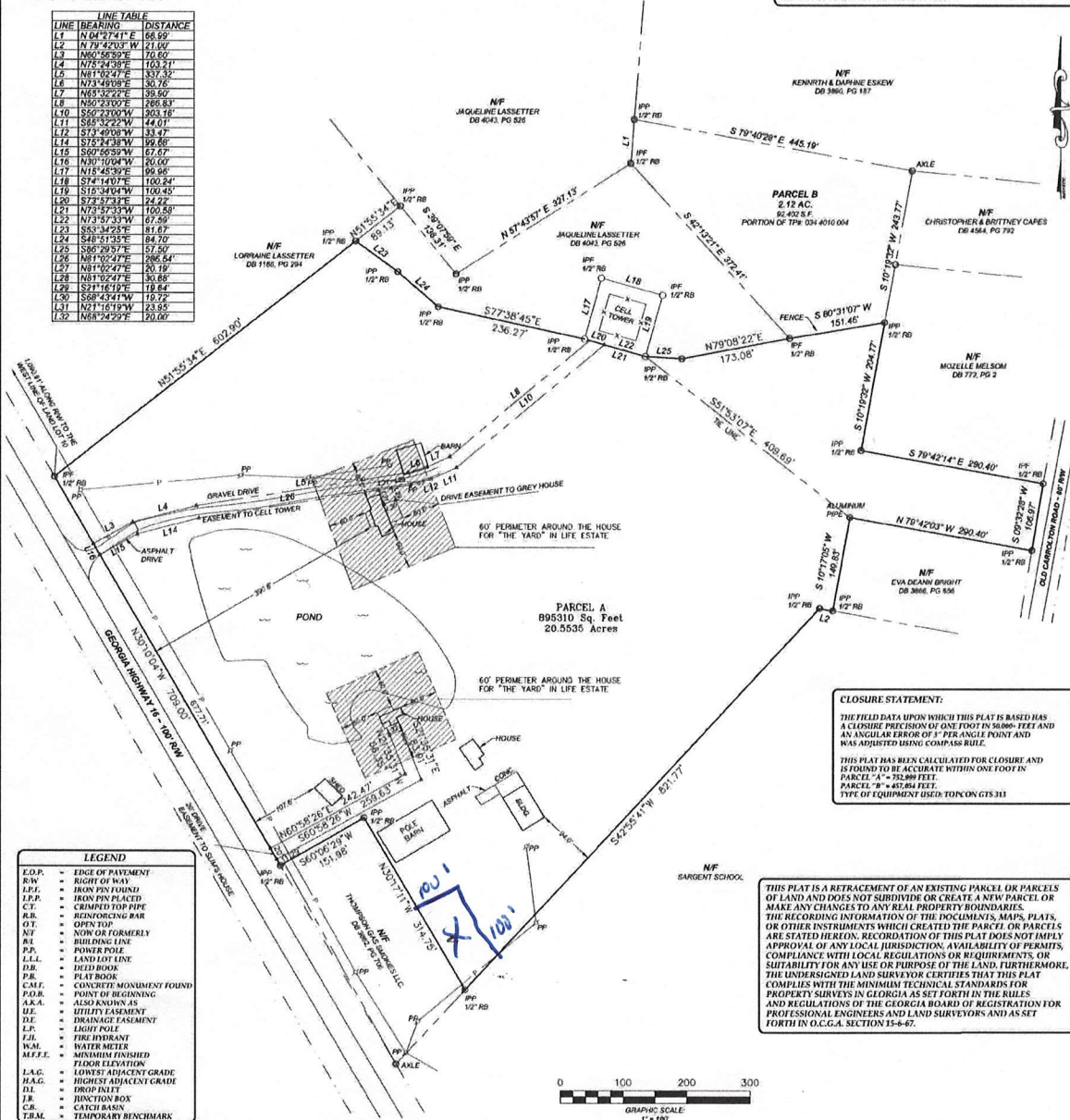
9/2/2021
DATE

THIS PLAT WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 386-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED ON THE SURVEY AND/OR THE CERTIFICATION. ANY USE BY OTHER PARTIES NOT NAMED IS AT THEIR OWN RISK. THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

NOTES:

1. REFERENCES FOR THE BOUNDARY INFORMATION SHOWN HEREON WERE MADE TO DEED BOOK #43, PAGE 526 OF COWETA COUNTY RECORDS.
2. NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FEMA COMMUNITY PANEL NO. 19073R160, DATED 2/6/03.
3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. THEREFORE, THE UNDERSIGNED AND MCLEIN SURVEYING INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS AND OTHER SIMILAR MATTERS.
5. THE LAST DAY OF THE FIELD SURVEY WAS PERFORMED ON 9/2/2018.



DATE: SEPTEMBER 7, 2021	ISSUE		
SCALE: 1" = 100'	No.	DESCRIPTION	DATE
ACREAGE: AS SHOWN			
CITY:			
DRAWN: MR			
CHECKED: RM			
SHEET #: 1 of 1			
PROJECT #: 18-123			

SURVEY FOR:
SOUTHERN LAND LLC

PORTION OF TPI: 034 4010 004
LAND LOT 10, 4th DISTRICT
COWETA COUNTY, GEORGIA



McLEIN SURVEYING, INC.
LAND SURVEYING - LAND PLANNING - LAND DEVELOPMENT
6 MADISON STREET
NEWNAN, GEORGIA 30063
PHONE: 770-251-8523 - EMAIL: mclain33@me.com



AFFP
85513- JLH, LLC

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

May 27, 2026

Notice of Public Hearing

Notice is hereby given that the Coweta County Board of Zoning Appeals will hold a public hearing on an appeal filed by JLH, LLC d/b/a Caswell Wrecker requesting a Conditional Use Permit pursuant to Article 19, Section 192. The request seeks approval for an Impound Yard on property located at 2657 West Hwy 16, Newnan, Georgia, and identified as Tax Parcel #: 034-4010-045 (Partial). Said meeting will be held on Thursday, June 25, 2026, in the Coweta County Commission Chambers, 37 Perry St, 2nd floor, Newnan, Georgia. Copies of the proposed may be obtained at the Coweta County Community Development Department 22 East Broad Street, 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 situate, lying and being in Land Lot 10 of the Fourth Land District of Coweta County, Georgia, containing 0.22 acres more or less. 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 assistance with special needs, please call (770) 254-2608. This being the 27th day of May 2026 Coweta County Community Development Department No:85513-5-27

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

Co-Publishers

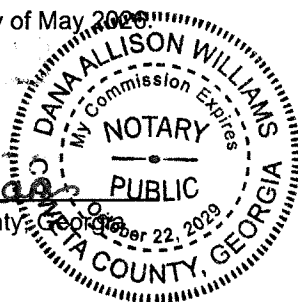
Subscribed to and sworn to me this 27th day of May, 2026.

Dana Allison Williams, Notary, Coweta County, Georgia

My commission expires: October 22, 2029

02100746 00144087

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





Community Development

To: Board of Zoning Appeals
From: Lisa Eschman, Zoning Manager
Date: June 25, 2026
RE: Petition #: CONDUSE 26-07
Applicant: Dale & Stacey Roufs
Property Owners: Dale & Stacey Roufs
Location: 35 Springdale Drive, Palmetto
Commission District: 3rd - Commissioner Blackburn
Tax Parcel(s): 117-7033-016
Property Size: 6.8± acres
Current Zoning: RC (Rural Conservation)
Requested Zoning: N/A
Proposed Use: Utilize a Motor Home as a Temporary Residence During the Construction of a Permanent Home
Public Hearing (Date, Time, Location): June 25, 2026 at 6:00 PM - 37 Perry Street, Newnan

Issue:

Petition # CONDUSE 26-07 Filed by Dale and Stacey Roufs Requesting a Conditional Use Permit for Property Located at 35 Springdale Drive, Palmetto

Discussion:

Dale and Stacey Roufs have filed a conditional use permit application requesting approval to use their motor home as a temporary residence on property located at 35 Springdale Drive, Palmetto for a period of twelve (12) months during the construction of their permanent home.

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 use of the recreational vehicle as a temporary basis shall be permitted for a maximum period of twelve (12) months, beginning July 22, 2026, and ending July 23, 2027, or 30 days after the Certificate of Occupancy is granted, whichever is less; at which time, the recreational vehicle (RV) shall no longer be used as the residence.
2. No more than one (1) recreational vehicle shall be parked on the site.
3. The recreational vehicle (RV) shall be parked at least 10 feet away from the primary residential structure.
4. The recreational vehicle (RV) shall have a working smoke and carbon monoxide detector, and a working multipurpose dry chemical fire extinguisher.
5. The applicant shall meet all applicable requirements of the Environmental Health Department.
6. The applicant shall meet all applicable requirements of the Building Department.

Conditional Use Permit Request Application
TO THE 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: _____

Address of Applicant: 44 Jasper Dr. Palmetto GA 30268

Phone No.: _____

E-mail address: _____

Address or Location of Property: Lot 25 Hillsdale SD.

Tax I.D. #: 117-7033-016

Definition of Conditional Use: A use which may be permitted within a zoning district subject to meeting those conditions contained in this ordinance or required and approved by the Board of Commissioners. Please provide the following information with a Conditional Use Request:

- (1) Ordinance listing for proposed use: Article 6 Section 67 Item NA
Brief description of requested use: Utilize our motorhome as a temporary onsite residence during construction of our personal residence
- (2) If applicable, provide information such as:
Square feet of building: 220 Sanctuary sq. ft., if applicable: -
Total of distance from property lines in feet: ~130
Acreage: 6.8 Ac
Total parking spaces: -
Septic system/well locations: drawing attached - no well
Staff or student size: -
Maximum members: 2 persons
Number of animals: 2 dogs
Exterior Building Materials: motor home fiberglass exterior
- (3) Copy of Warranty Deed
- (4) Legal Description corresponding with district boundary area of Conceptual Site Plan.
- (5) Plat of the property indicating the following (1 hard copy and an electronic file of plat in PDF or JPEG format)
- (a) A correct scale and north arrow;
 - (b) The proposed land use and building outline as it would appear should the Conditional-Use Permit application be approved;
 - (c) The present zoning classification of all adjacent parcels; all Residential
 - (d) The building outline and maximum proposed height of all buildings and distance from all property lines;
 - (e) The proposed location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement;
 - (f) The location of all required off-street parking and loading areas, septic tank/drainfield lines and well location if applicable;
 - (g) Required yard setbacks appropriate dimensions;
 - (h) The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation if required; and
 - (i) The location of the 100-year floodplain, any water impoundments, detention ponds, and/or utility easements.
- (6) Submit one (1) hard copy and an electronic version of professional renderings of structures to be placed on the site stating the exterior building materials. There is no requirement that the rendering be in color or be drawn to exact scale.
- (7) If applicant is not owner of property, a notarized statement must be submitted from property owner(s) giving the applicant permission to file the Conditional Use Application.
- (8) Application Fee (see attached Fee Schedule)

Date Filed: 23 APR 26 Signed by: [Signature]

Print Name: Dale M Routs

Ben Sewell, Director
22 East Broad St.
Newnan, GA 30263
bsewell@coweta.ga.us
770-254-2635

To: Coweta County Board of Zoning Appeals

From: Lisa J Eschman, Zoning Manager

Re: Conditional Use Permit – Art 6. Sect.67. *Parking of certain vehicles*
Applicant(s): Dale & Stacey Roufs
Location: 35 Springdale Drive, Palmetto
Petition: CONDUSE 26-007
Tax ID #: 117-7033-016
3rd “Commission District”

Date: June 11, 2026

The subject property is Lot 25 of the Hillsdale Subdivision, consisting of approximately 6.825± acres located at 35 Springdale Drive, Palmetto, zoned **RC (Rural Conservation)**.

Mr. and Mrs. Roufs purchased the property in March 2022, and preparations are currently underway for the construction of a personal residence. A Single-Family Foundation Building Permit (RES-SFF-26-0058) was issued on April 14, 2026.

The applicants are requesting approval of a Conditional Use Permit (CUP) to use their motor home as a temporary residence on the property for a period of twelve (12) months during the construction of their home. The motor home will be housed under cover within an accessory garage that is also under construction. An Accessory Garage Building Permit (RES-ACC-26-012) was issued on May 5, 2026.

Documentation has been submitted requesting a Conditional Use Permit under *Article 6. Exceptions and Modifications. Sec 67. Parking, Storage or use of certain vehicles and equipment which states “No recreational vehicle or equipment shall be used for living, sleeping or housekeeping purposes when parked or stored on a residential lot, or in any location not approved for such use”.*

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

Public Safety

Fire Department:

We have no objections to this request. However, we would like to offer the following comments:

1. If possible, park the RV at least 10 feet away from any structures including the proposed new residential home to be constructed.
2. Ensure the RV has a working smoke alarm and carbon monoxide detector.

3. If the RV does not already have one in place, we recommend installing a multipurpose dry chemical fire extinguisher.
4. If this not already been done, we recommend the property be addressed in accordance with Coweta County Address Ordinance.

Utilities

Environmental Health Department:

The motorhome must be connected to a septic system while being used as a temporary residence, during the construction of the house. Since the septic system design includes a pump, due to soil suitability constraints, electricity will be required to operate the septic system properly.

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

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

Response: The subject property is currently zoned RC (Rural Conservation) along with surrounding properties. The Temporary RV approval will be limited such that a permanent residential structure can be established on the property at which time, the applicant acknowledges the removal of the RV as an active residence.

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

Response: This request is of temporary nature, and the motor home will be stored in the side/rear yard once the permanent home is complete.

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

Response: The use of the motor home will provide a residence and allow the applicant to oversee the construction of a permanent residence.

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

Response: No. The motor home will only be used as residence during the construction of the single-family residence.

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 conditional use permit request.

Response: The construction of the permanent residence, as well as the rural character of the subject property supports the temporary usage of the recreational vehicle for twelve months. In

addition, the applicant is aware that the motor home can no longer be utilized as a residence once the permanent home is built.

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

Response: The use of the motor home will allow the property owner to live on the premises while the new home is being constructed.

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

Response: No

8. The available existing street system is adequate to efficiently and safely accommodate the traffic, which will be generated by the proposed use or development.

Response: The proposed request is no different than a single-family residence.

9. The existing public utilities, facilities and services are adequate to accommodate the proposed use or development.

Response: The motor home must be connected to a septic system while in use as a temporary dwelling during house construction. The owner will be required to provide a soil report hard copy and septic system permit application to the Environmental Health Department. Once the permit is issued, a septic system must be installed, and the RV plumbing must be connected to the septic tank before use as a temporary dwelling.

10. The use or development does not generate or cause conditions such as noise, light, glare, odor, or similar objectionable features which would reduce the value, use or enjoyment of surrounding properties.

Response: RVs are allowed to be stored in the side/rear yard of properties. In this case, the RV will be utilized as a residence for twelve (12) months.

11. The proposed building(s) is not out of character with the surrounding area and zoning district in terms of building construction and general aesthetic appearance to the extent that the proposed building will have a detrimental impact on the value of nearby homes, businesses, or other properties.

Response: RVs are allowed to be stored in the side/rear yard of properties. In this case, the RV will be utilized as a residence for twelve (12) months.

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

1. The use of the recreational vehicle (RV) is temporary for twelve (12) months while a permanent home is constructed on the subject site.
2. The temporary use of the recreational vehicle (RV) should have little impact on the county or the surrounding areas.
3. The temporary use of a recreational vehicle (RV) shall create no additional impact or service requirement as it serves as a temporary residence.

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

1. The use of the recreational vehicle as a temporary basis shall be permitted for a maximum period of twelve (12) months, beginning July 21, 2026, and ending July 22, 2027, or 30 days after the Certificate of Occupancy is granted, whichever is less; at which time, the recreational vehicle (RV) shall no longer be used as the residence.
2. No more than one (1) recreational vehicle shall be parked on the site.
3. The recreational vehicle (RV) shall be parked at least 10 feet away from the primary residential structure.
4. The recreational vehicle (RV) shall have a working smoke and carbon monoxide detector, and a working multipurpose dry chemical fire extinguisher.
5. The applicant shall meet all applicable requirements of the Environmental Health Department.
6. The applicant shall meet all applicable requirements of the Building Department.

The following meetings regarding 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, June 25, 2026**
- Final Decision with the Board of Commissioners – **Tuesday, July 21, 2026**

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

cc : Dale & Stacey Roufs – stacey.roufs@gmail.com

We, Dale and Stacey Roufs, owners of lot 25 in the Hillsdale subdivision are requesting a Conditional Use Permit to utilize our motor home as our residence while continuing to build our home. We have owned the property since March 2022 and have began our construction process. To date, the building site has been excavated, the foundation is prepped, and our septic, foundation, and building permits have been obtained. Our current home is under contract with a closing date of May 21st and we would like to utilize our motor home as our residence while we continue building our new home.

I have an extensive construction background having been a licensed MN contractor for over 18 years. I also had my MN building inspectors license. In addition, my wife and I have been remodeling homes over the last 16 years since I left construction as my main profession. Building our own home together has been a dream of ours.

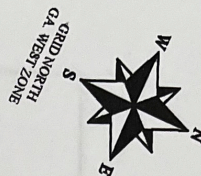
The motor home we are requesting to use as our temporary residence will be positioned under cover in the accessory building/garage to keep it from the blazing sun. The building will be open to one side facing the house for airflow. The accessory building/garage is 15 feet from the house, the motor home has new CO2 & smoke detectors and a new fire extinguisher.

NOTES:

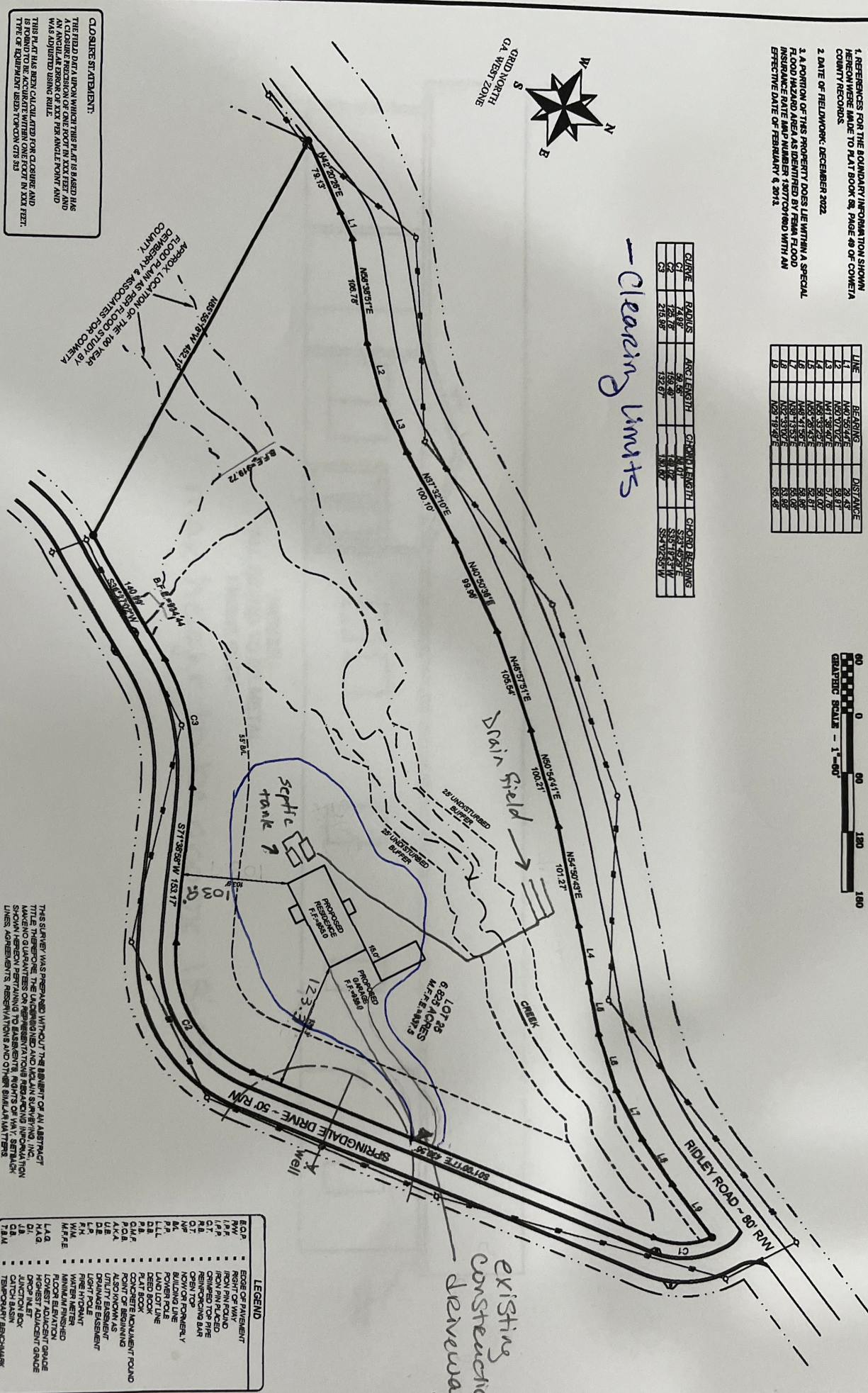
1. RESEENERS FOR THE BOUNDARY INFORMATION SHOWN HEREON WERE MADE TO PLAT BOOK 88, PAGE 49 OF COMETA COUNTY RECORDS.
2. DATE OF FIELDWORK: DECEMBER 2022
3. A PORTION OF THIS PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 130704010D WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2013.

LINE	BEARING	DISTANCE
1	N89°00'00"E	68.57
2	N89°00'00"E	68.57
3	N89°00'00"E	68.57
4	N89°00'00"E	68.57
5	N89°00'00"E	68.57
6	N89°00'00"E	68.57
7	N89°00'00"E	68.57
8	N89°00'00"E	68.57
9	N89°00'00"E	68.57
10	N89°00'00"E	68.57
11	N89°00'00"E	68.57
12	N89°00'00"E	68.57
13	N89°00'00"E	68.57
14	N89°00'00"E	68.57
15	N89°00'00"E	68.57
16	N89°00'00"E	68.57
17	N89°00'00"E	68.57
18	N89°00'00"E	68.57
19	N89°00'00"E	68.57
20	N89°00'00"E	68.57

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	148.7'	58.48'	100.00'	S84°50'43"E
C2	156.4'	106.48'	180.00'	S84°50'43"E
C3	215.88'	192.67'	180.00'	S84°50'43"E



Cleaning limits



CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS BEEN RECHECKED AND FOUND TO BE CORRECT. THERE WAS AN ANGULAR ERROR OF XXX PER ANGULAR POINT AND THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN XXX FEET. THE TYPE OF EQUIPMENT USED TO OBTAIN THIS DATA WAS:

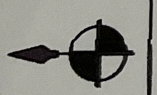
LEGEND

E.C.P.	EDGE OF PAVEMENT
I.P.P.	IRON PIN PLACED
O.T.P.	ORIENTED TOP PIPE
O.P.B.	OPEN TOP BURN
N.O.V.	NOVOR FURNACE
B.L.	BUILDING LINE
L.O.T.	LAND LOT LINE
D.B.	DEED BOOK
P.B.	PLAT BOOK
P.O.B.	POINT OF BEGINNING
A.K.A.	ALSO KNOWN AS
U.E.	UTILITY EASEMENT
L.P.	LIGHT POLE
F.H.	FIRE HYDRANT
W.M.	WATER METER
M.P.E.	FLOOD INSURANCE MAP
L.A.G.	LOWEST ADJACENT GRADE
D.P.	DRAINAGE POINT
C.B.	CATCH BASIN
T.B.M.	TEMPORARY BENCHMARK

SITE PLAN FOR:

DALE ROUFS

LOT 28, HILLSDALE SUBDIVISION
LAND LOT 33, 7TH DISTRICT
COMETA COUNTY, GEORGIA



McLAIN SURVEYING, INC.

LAND SURVEYING - LAND PLANNING - LAND DEVELOPMENT

6 MADISON STREET
NEWNAN, GEORGIA 30753
PHONE 770-251-0523 - EMAIL: mclain@mcclain-surveying.com

DATE	SCALE	NO.	ISSUE	DATE
APRIL 23, 2023	1"=60'		ACQUIRE	
			DRAWN	
			CHECKED	
			SHEET 1 OF 1	
			PROJECT #	22-395

IN MY OPINION, THIS IS A TRUE AND CORRECT REPRESENTATION OF THE PLATTED PROPERTY AND THE STANDARDS AND REQUIREMENTS OF LAW.

RANDY MCLEAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 82703



COWETA COUNTY

Notice

C

CONDITIONAL
USE

PUBLIC HEARING DATE:

6-25-26

LOCATION/TIME:

37 Perry St., Newnan
6:00 p.m.



APPLICATION TYPE:

TEMPORARY RV

Community Development - 770.254.2635
www.coweta.ga.us





AFFP
85514- Roufs

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

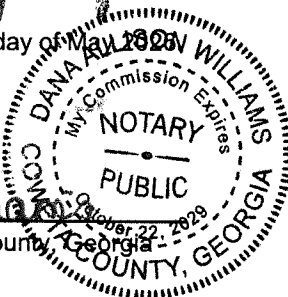
May 27, 2026

Notice is hereby given that the Coweta County Board of Zoning Appeals will hold a public hearing on an appeal filed by Dale and Stacey Roufs requesting a Conditional Use Permit pursuant to Article 6, Section 67. The request seeks approval to utilize a recreational vehicle (RV) as a temporary residence during the construction of a permanent home on property located at 35 Springdale Drive, Palmetto, Georgia, and identified as Tax Parcel #: 117-7033-016. Said meeting will be held on Thursday, June 25, 2026, in the Coweta County Commission Chambers, 37 Perry St, 2nd floor, Newnan, Georgia. Copies of the proposed may be obtained at the Coweta County Community Development Department 22 East Broad Street, 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 situate, lying and being in Land Lot 33 of the Seventh Land District of Coweta County, Georgia being Lot 25, Hillsdale Subdivision, containing 6.825 acres according to plat of survey for June Deann Hayes dated April 22, 1994 made by John R. Christopher, Registered Land Surveyor of record in Plat Book 58, Page 49, in the Office of the Clerk of the Superior Court of Coweta County, Georgia reference to which plat is hereby made for a more particular and accurate description of the property herein conveyed. 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 assistance with special needs, please call (770) 254-2608. This being the 27th day of May 2026 Coweta County Community Development Department
No:85514-5-27

That said newspaper was regularly issued and circulated
on those dates.
SIGNED: *C. Clayton Neely*
Elizabeth C. Neely

Co-Publishers

Subscribed to and sworn to me this 27th day of May 2026



Dana Allison Williams
Dana Allison Williams, Notary, Coweta County, Georgia

My commission expires: October 22, 2029

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



Community Development

To: Board of Zoning Appeals
From: Lisa Eschman, Zoning Manager
Date: June 25, 2026
RE: Request to Reschedule the August 27, 2026, Board of Zoning Appeals Public Hearing

Issue:

Request to reschedule the August 27, 2026, Board of Zoning Appeals Public Hearing

Discussion:

Staff requests that the Board reschedule the August 27, 2026, Board of Zoning Appeals Public Hearing to Thursday, August 20, 2026, at 6:00 p.m. to allow the Zoning Division to attend the 2026 Georgia Association of Zoning Administrators (GAZA) Summer Conference scheduled for August 26–28, 2026.

Fiscal Impact:

N/A

Recommendation:

Staff recommends that the Board reschedule the August 27, 2026, Public Hearing to Thursday, August 20, 2026, at 6:00 p.m.