



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	Absent
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

