



Board of Zoning Appeals

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Public Hearing

Minutes

Lisa Eschman
770.254.2635

June 25, 2026

6:00 PM

Commission Chambers - 37
Perry Street, Newnan

Board of Zoning Appeals

Roll Call/Call to Order

Attendee Name	Title	Status
Lisa Mitchum	District 1 — Chairperson	Present
Billy Cranford	District 4 — Vice Chairperson	Present
Mike Yeager	District 2	Absent
Russell Berry	District 3	Present - Arrived at 6:20 p.m.
Dee Crouch	District 5	Present
Ben Sewell	Community Development Director	Present
Lisa Eschman	Zoning Manager	Present
Nicole Blackwell	Zoning Coordinator	Present
Madonna Overton	Community Development Clerk	Present

The Coweta County Board of Zoning Appeals conducted a Public Hearing on Thursday, June 25, 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, July 21, 2026.

Approval of Minutes

1. Request Approval of the Minutes from the Public Hearing Held on May 21, 2026

Motion to: Approve

The Board voted to approve the minutes from the Public Hearing held on Thursday, May 21, 2026.

RESULT: Passed (3-0)

MOVER: Dee Crouch

SECONDER: Billy Cranford

AYES: Lisa Mitchum, Billy Cranford, Dee Crouch

ABSENT: Mike Yeager, Russell Berry

Petitions

Motion to: Amend the Agenda

The Board voted to amend the agenda to move Petition # VAR 26-14 (originally agenda item # 2) filed by Peachtree Senior Partners, LLC requesting a height and story variance for property located off Fischer Road, Sharpsburg (Parcel # 145-6134-071) to the end of the meeting.

RESULT: Passed (3-0)

MOVER: Billy Cranford

SECONDER: Dee Crouch

AYES: Lisa Mitchum, Billy Cranford, Dee Crouch

ABSENT: Mike Yeager, Russell Berry

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

Zoning Manager Lisa Eschman presented Petition # VAR 26-12 filed by Clemente Montes Gomes and Lorenzo Santes Ramos requesting a front building setback variance for property located at 980 Grandma Branch Road, Grantville (Parcel # 041-3014-005). She explained that the property consists of 6.861± acres, is zoned *RC (Rural Conservation)*, 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 for the construction

of a 16-foot by 18-foot attached carport. 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. The setback reduction would be from the required 100 feet to 77 feet from the right-of-way along Sid Young Road.

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

1. Because of 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 an impact on public facilities or the surrounding area.

Ms. Eschman explained that should the Board of Zoning Appeals recommend that the Board of Commissioners approve the request, the Community Development Department submits the following conditions for consideration:

1. The 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.

There were no questions from the Board for staff.

Chairperson Mitchum asked whether the applicant was present.

Mr. Clemente Gomes, the applicant, was present but declined to address the Board.

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

Ms. Teresa Bass, Grantville, Georgia, spoke in support. She noted that Sid Young Road serves only a few residences before extending into a large hay field. Although it is a two-lane roadway, the low traffic volume makes it appear to function as a single-lane road. Overall, she described Sid Young Road as a lightly traveled roadway and stated her opinion that the requested variance would not significantly affect the area.

Ms. Joy Barnes, Newnan, Georgia, spoke in support. She explained that Mr. Clemente developed the home's design and has invested significant effort into the renovation. She

expressed her belief that the project would greatly enhance the existing brick ranch-style home.

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

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding Petition # VAR 26-12 filed by Clemente Montes Gomes and Lorenzo Santes Ramos requesting a front building setback variance for property located at 980 Grandma Branch Road, Grantville (Parcel # 041-3014-005)

RESULT: Passed (3-0)

MOVER: Billy Cranford

SECONDER: Dee Crouch

AYES: Lisa Mitchum, Billy Cranford, Dee Crouch

ABSENT: Mike Yeager, Russell Berry

Motion to: Recommend Approval

The Board voted to recommend that the Board of Commissioners approve a 23-foot front building setback reduction (from 100 feet to 77 feet) for property located at 980 Grandma Branch Road, Grantville (Parcel # 041-3014-005), as requested in Petition # VAR 26-12 filed by Clemente Gomez and Lorenzo Santes Ramos, subject to the following conditions:

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.

RESULT: Passed (3-0)

MOVER: Billy Cranford

SECONDER: Dee Crouch

AYES: Lisa Mitchum, Billy Cranford, Dee Crouch

ABSENT: Mike Yeager, Russell Berry

Chairperson Mitchum reminded the applicant that a final decision regarding the variance request would be rendered by the Board of Commissioners on Tuesday, July 21, 2026, at 6:00 p.m.

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**

Zoning Manager Eschman presented Petition # CONDUSE 26-002 filed by JLH, LLC (dba Caswell Wrecker) requesting a Conditional Use Permit for property located at 2657 West Highway 16, Newnan (Parcel # 034-4010-045). She explained that the subject property consists of 0.22± acres 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 proposes to relocate its existing business from 129 Pine Road, Newnan 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 southwestern property line. The existing 1,300-square-foot building on the property will be utilized as the business office.

Ms. Eschman highlighted the following factors for consideration in reviewing the 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.

Ms. Eschman explained that should the Board of Zoning Appeals recommend that the Board of Commissioners approve the request, the Community Development Department submits the following conditions for consideration:

1. The 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-feet 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.

In response to a question from Vice Chairperson Cranford regarding the enforcement of Condition # 3, including whether it would be secured through a bond, Community Development Director Ben Sewell explained that compliance would be evaluated during the annual business license renewal process or in response to observed code violations or complaints. He noted that the fence's location limits its visibility and that no comments or

objections were received from the nearby school regarding the applicant's request.

Chairperson Mitchum asked if the applicant was present.

Mr. Josh Harris, the applicant, was present but declined to address the Board.

Chairperson Mitchum called for any comments in support of or in opposition to the proposed *Conditional Use Permit*. There were none.

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding Petition # CONDUSE 26-002 filed by JLH, LLC (dba Caswell Wrecker) requesting a *Conditional Use Permit* for property located at 2657 West Highway 16, Newnan (Parcel # 034-4010-045).

RESULT: Passed (3-0)

MOVER: Billy Cranford

SECONDER: Dee Crouch

AYES: Lisa Mitchum, Billy Cranford, Dee Crouch

ABSENT: Mike Yeager, Russell Berry

Motion to: Recommend Approval

The Board voted to recommend that the Board of Commissioners approve a *Conditional Use Permit (CUP)* for property located at 2657 West Highway 16, Newnan (Parcel # 034-4010-045) as requested in Petition # CONDUSE 26-002 filed by JLH, LLC (dba Caswell Wrecker), subject to the following conditions:

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-feet 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.

RESULT: Passed (3-0)

MOVER: Billy Cranford

SECONDER: Dee Crouch

AYES: Lisa Mitchum, Billy Cranford, Dee Crouch

ABSENT: Mike Yeager, Russell Berry

Chairperson Mitchum reminded the applicant that a final decision regarding the variance request would be rendered by the Board of Commissioners on Tuesday, July 21, 2026, at 6:00 p.m.

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

Zoning Manager Eschman presented Petition # CONDUSE 26-007 filed by Dale and Stacey Roufs, requesting a *Conditional Use Permit (CUP)* for property located at 35 Springdale Drive, Palmetto (Parcel # 117-7003-016). She explained that the subject property is Lot 25 of the Hillsdale Subdivision, consists of 6.825± acres, and is zoned *RC (Rural Conservation)*. The applicants purchased the property in March 2022 and are currently preparing the site for construction of a private residence. A Single-Family Foundation Building Permit (RES-SFF-26-0058) was issued on April 14, 2026. The applicants are requesting approval of a *CUP (Conditional Use Permit)* in accordance with *Article 6. Exceptions and Modifications. Section 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" to allow the use of a motorhome as a temporary residence on the property for a period of twelve (12) months during construction of their home. The applicants obtained an Accessory Garage Building Permit (RES-ACC-26-012) on May 5, 2026, with plans for the motorhome to be housed within an accessory garage that is currently under construction.

Ms. Eschman further explained that documentation has been submitted requesting the *Conditional Use Permit*

Ms. Eschman highlighted the following factors for consideration in reviewing the 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.

Ms. Eschman explained that should the Board of Zoning Appeals recommend that the Board of Commissioners approve the request, the Community Development Department submits the following conditions for consideration:

1. The 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 a 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 ten (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.

There were no questions from the Board for staff.

Chairperson Mitchum asked if the applicant was present.

Mr. Dale Roufs, the applicant, explained that temporary power has been arranged for the site and that work is underway to install the septic system. He reported that soil testing was completed with satisfactory results and that he is awaiting the engineer's approval to proceed with the foundation. He also noted that the necessary footing, foundation, building, and electrical permits have been obtained, the building has been delivered to the site, and construction is progressing. He added that he has prior experience as a general contractor and building inspector and intends for the completed home to serve as his primary residence.

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

Ms. Eschman informed the Board that she had received phone calls from the following individuals expressing their support of the applicant's request:

- Ms. Patricia Shepherd, Ridley Road, Palmetto
- Ms. Carrie McMurry, Ridley Road, Palmetto

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding Petition # CONDUSE 26-007 filed by Dale and Stacey Roufs, requesting a *Conditional Use Permit* for the property located at 35 Springdale Drive, Palmetto (Parcel # 117-7003-016).

RESULT: Passed (3-0)

MOVER: Dee Crouch

SECONDER: Billy Cranford

AYES: Lisa Mitchum, Billy Cranford, Dee Crouch

ABSENT: Mike Yeager, Russell Berry

Motion to: Recommend Approval

The Board voted to recommend that the Board of Commissioners approve a *Conditional Use Permit* for property located at 35 Springdale Drive, Palmetto (Parcel # 117-7003-016) as requested in Petition # CONDUSE 26-007 filed by Dale and Stacey Roufs, subject to the following conditions:

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 a 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 ten (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.

RESULT: Passed (3-0)

MOVER: Dee Crouch

SECONDER: Billy Cranford

AYES: Lisa Mitchum, Billy Cranford, Dee Crouch

ABSENT: Mike Yeager, Russell Berry

Chairperson Mitchum reminded the applicant that a final decision regarding the variance request would be rendered by the Board of Commissioners on Tuesday, July 21, 2026, at 6:00 p.m.

Motion to: Call for a Recess

The Board voted to take a brief recess to allow time for Board member Russell Berry to arrive.

RESULT: Passed (3 to 0)

MOVER: Lisa Mitchum

SECONDER: Billy Cranford

AYES: Lisa Mitchum, Billy Cranford, Dee Crouch

ABSENT: Mike Yeager, Russell Berry

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**

Board member Russell Berry arrived at the meeting at 6:20 p.m.

Vice Chairperson Billy Cranford recused himself from any discussion or decision regarding Petition # VAR 26-14 filed by Peachtree Senior Partners, LLC requesting a height and story variance for property located off Fischer Road, Sharpsburg (Parcel # 145-6134-071).

Zoning Coordinator Nicole Blackwell presented Petition # VAR 26-14 filed by Peachtree Senior Partners, LLC requesting a height and story variance for property located off Fischer Road, Sharpsburg (Parcel # 145-6134-071). She explained that the subject property was rezoned to *RRCC (Residential Retirement Community and Care)* on January 22, 2015, under 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.

Ms. Blackwell presented the following history of the subject property's zoning requests:

- Petition # 018-14 (January 22, 2015): Property was rezoned to *RRCC*.
- Petition # 003-18 (March 20, 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 (November 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 (May 19, 2020): A Conditional Use Permit was approved for an Assisted Living/Memory Care Facility.
- Petition # VAR 23-14 (August 8, 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 (January 5, 2023): Variance granted to allow a flat roof and to allow up to a 15% reduction of Class/Category "A" materials.

Ms. Blackwell further explained that the applicant proposes to develop the subject property with four (4) buildings. One of these buildings, the westernmost structure,

previously received approval under Petition # VAR 23-14 for a height and story variance. Through the current application, the applicant seeks similar approval for two (2) additional buildings identified on the site plan as the South CL Independent Living Building and the West CL Independent Living Building. Specifically, the request would allow each of these buildings to reach a maximum height of 55 feet and contain up to four stories.

Ms. Blackwell highlighted 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.

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

There were no questions from the Board for staff.

Chairperson Mitchum asked if the applicant was present.

Mr. Armand Vari, Atlanta, Georgia, addressed the Board on behalf of Peachtree Senior Partners, LLC. He introduced project representatives, including Mr. Mark Winchell, Director of Construction, and partners from Allegro Living, Mr. Joe Miklich and Mr. Doug Schiffer. He noted that Allegro Living is a leading national operator of assisted living communities that will manage the proposed facility. He provided background on the project, referencing prior plans submitted in 2019 for Celebration Village at Fisher Road that were delayed because of the COVID-19 pandemic. He stated that efforts are underway to resume development with updated plans and operational improvements. He explained that the revised proposal reflects advancements in senior care and is intended to enhance residents' quality of life. He also noted that, if approval is granted for a fourth floor, overall density would decrease by one unit and that the proposed 55-foot height would be consistent with previously approved independent living buildings.

Mr. Joe Miklich, representative from Allegro Living, addressed the Board explaining that he has over 20 years of experience in senior housing and has been with the company for 13 years. He explained that Allegro operates nationwide and provides independent living, assisted living, and memory care services. He stated that the requested variance is for

concierge living (independent living) and described the anticipated residents, noting that most residents are in their mid-80s, with the majority relocating from within a seven-mile radius and others moving to be closer to family. He added that independent living units typically have 10%–15% double occupancy. He further explained that senior housing design has evolved significantly in recent years, with a focus on enhanced technology, improved common areas, expanded dining options, and increased private living space. He noted that the current design was originally developed in 2018–2019 and is now being updated to reflect modern standards and improvements for residents. He stated that the revised design emphasizes four key elements: activating the buildings with common social spaces on the ground-floor, providing private outdoor spaces for all units, improving interior unit layouts to accommodate furniture placement for residents downsizing from single-family homes, and updating the unit mix to better meet current needs.

Chairperson Mitchum reminded Mr. Miklich that speakers are allowed three (3) minutes each, which had ended.

Motion to: Extend Time for Speaker

The Board voted to extend the time for the speaker to finish his comments.

RESULT: Passed (3 to 0)

MOVER: Dee Crouch

SECONDER: Russell Berry

AYES: Lisa Mitchum, Dee Crouch, Russell Berry

ABSTAIN: Billy Cranford

ABSENT: Mike Yeager

Mr. Milich continued by explaining that the revised design represents a significant improvement to the unit mix compared to the original plan. He stated that, under the original design, approximately two-thirds of the units were less than 640 square feet and consisted primarily of one-bedroom apartments. The revised design now includes 46 of the 98 units as one-bedroom-with-den or two-bedroom apartments measuring 900 square feet or larger. He further explained that the larger units provide residents with additional private living space and the ability to bring more of their own furniture and personal belongings. He emphasized that creating a comfortable, familiar living environment is important to residents' overall comfort, independence, and quality of life.

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

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding Petition # VAR 26-14 filed by Peachtree Senior Partners, LLC requesting a height and story variance for property located

off Fischer Road, Sharpsburg (Parcel # 145-6134-071).

RESULT: Passed (3-0)

MOVER: Dee Crouch

SECONDER: Russell Berry

AYES: Lisa Mitchum, Dee Crouch, Russell Berry

ABSTAIN: Billy Cranford

ABSENT: Mike Yeager

Motion to: Recommend Approval

The Board voted to recommend that the Board of Commissioners approve a height and story variance for South CL Independent Living Building and the West CL Independent Living Building identified on the site plan for property located off Fischer Road, Sharpsburg (Parcel # 145-6134-071) as requested in Petition # VAR 26-14 filed by Peachtree Senior Partners, LLC, subject to the following condition:

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

RESULT: Passed (3-0)

MOVER: Dee Crouch

SECONDER: Russell Berry

AYES: Lisa Mitchum, Dee Crouch, Russell Berry

ABSTAIN: Billy Cranford

ABSENT: Mike Yeager

Chairperson Mitchum reminded the applicant that a final decision regarding the variance request would be rendered by the Board of Commissioners on Tuesday, July 21, 2026, at 6:00 p.m.

Additional Business

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

Board member Billy Cranford rejoined the meeting.

At the request of Zoning Manager Eschman, the Board agreed by consensus to reschedule the Public Hearing currently scheduled for August 27, 2027, to August 20, 2026, at 6:00 p.m.

Adjournment

Motion to: Adjourn

The Board voted to adjourn the meeting.

RESULT: Passed (4-0)

MOVER: Billy Cranford

SECONDER: Russell Berry

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

ABSENT: Mike Yeager

Chairperson

Read, approved, and adopted this,

the _____ day of _____, 2026

ATTEST: _____
BOZA Clerk