



Board of Zoning Appeals

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Public Hearing

Agenda

Shannon Zerangue
County Clerk
770.254.2601

July 23, 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 June 25, 2026

Petitions

2. Public Hearing Regarding Petition # VAR 26-016 Filed by Mike Klett Requesting a Rear Building Setback Variance for Property Located at 105 Maple Leaf Road, Sharpsburg - District 1
3. Public Hearing Regarding Petition # VAR-26-017 Filed by Michael and Melissa Wulf Requesting a Front Building Setback Variance for Property Located at 8 Old Still Run, Newnan - District 3
4. Public Hearing Regarding Petition # CONDUSE 26-06 Filed by Philip Beegle Requesting a Conditional Use Permit for Property Located off Copeland Road, Newnan - District 3
5. Public Hearing Regarding Petition # CONDUSE 26-05 Filed by Joshua Herr, Willow Dell, LLC on behalf of Go Church, Inc Requesting a Church Expansion for Property Located at 3935, 3955, and 3965 East Highway 34 and 622 Lassetter Road, Sharpsburg - District 1

Additional Business

Adjournment

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



Community Development

To: Board of Zoning Appeals
From: Shannon Zerangue, County Clerk
Date: July 23, 2026
RE: Minutes from the Public Hearing Held on June 25, 2026

Issue:

Minutes from the Public Hearing Held on June 25, 2026

Discussion:

The Clerk has prepared the minutes from the Public Hearing held on June 25, 2026.

Fiscal Impact:

N/A

Recommendation:

Staff recommends that the Board approve the minutes from the Public Hearing held on June 25, 2026.

DRAFT



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



Community Development

To: Board of Zoning Appeals
From: Lisa Eschman, Zoning Manager
Date: July 23, 2026
RE: Petition #: VAR 26-016
Applicant: Mike Klett
Property Owners: Mike & Rebecca Klett
Location: 105 Maple Leaf Road, Sharpsburg
Commission District: 1st - Commissioner Fisher
Tax Parcel(s): 122-6069-087
Property Size: 0.20± acres
Current Zoning: RRCC (Residential Retirement Community & Care)
Requested Zoning: N/A
Proposed Use: Expansion of a patio area with covered roof
Public Hearing (Date, Time, Location): Thursday, July 23, 2026, at 6:00 PM — 37 Perry Street, Newnan, GA 30263

Issue:

Petition # VAR 26-016 Filed by Mike Klett Requesting a Variance for a Rear Building Setback Variance for Property Located at 105 Maple Leaf Road, Sharpsburg

Discussion:

Mike Klett has filed a variance application requesting to reduce the rear building setback to 27-feet from the required 40-foot (reduction of 13-feet) to allow for the construction of a covered patio.

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:

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): Mike Klett
Address of Applicant(s): 105 Maple Leaf Rd, Sharpsburg, Ga
Phone #: [REDACTED] E-mail address: [REDACTED]
Address of Subject Property: 105 Maple Leaf Rd, Sharpsburg Ga 30277
Property Tax I.D. #: 122-6069-087

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 9 Section 92A Item 8
Brief description of requested use: Add a porch cover over my existing back porch.
Looking For 13' Variance @ back of home

Applicant's reason for not conforming to the Zoning Ordinance: The home is set on the lot that does not allow a 40' setback before the porch cover

What extraordinary conditions concerning the property/structure/property, warrants a variance or variances?
no possibility of ever having a ~~covered porch~~ covered porch without approval of this variance.

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

There is no impact. This porch will not Affect my neighbors or the drainage easement in the back of my lot

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

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

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

The property is not deep enough before the end of the setback on the lot is breached

II. Does property contain exceptional topographic conditions?

no

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

There is a drainage easement on the back of the lot that will not be encroaching on

IV. Are there other existing extraordinary or exceptional circumstances?

no

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

My wife & I cant sit outside morning to afternoon hours due to the sun. My wife has Lupus and makes it unbearable for us to sit and enjoy our mornings

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.

To: Coweta County Board of Zoning Appeals

From: Lisa J Eschman, Zoning Manager

Re: Variance Request – *Art. 9. Sec. 92A. Dimensional Requirements. Rear Building Setback Reduction*
Applicant: Mike Klett
Location: 105 Maple Leaf Road, Sharpsburg, GA
Petition: VARIANCE 26-016
Tax ID #: 122-6069-087
“1st” Commission District

Date: July 9, 2026

The subject property is Lot 94, Phase 1A located within the Timberbrook Development at 105 Maple Leaf Road. This subject site has a total area of 0.20± acres, zoned **RRCC (Residential Retirement Community & Care)**.

The **RRCC (Residential Retirement Community and Care)** zoning district permits minimum lot sizes of 8,500 square feet, allowing development densities of up to 12 dwelling units per acre versus typical single-family residential lots which generally range from one to five acres in size. As a result, the smaller lot dimensions within the RRCC district provide limited flexibility for modifications to yard layouts and outdoor living spaces.

The applicant proposes to expand the existing patio along the full length of the residence and construct a roof over the expanded area. While the patio extension itself is not classified as a structure, the proposed roof is considered a structure and must comply with the required building setbacks.

To accommodate the covered patio, the applicant is requesting a variance to reduce the required rear building setback from 40 feet to 27 feet, a reduction of 13 feet. The proposed covered patio is intended to provide protection from direct sunlight and improve the functionality and enjoyment of the backyard living 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 part of the Timberbrook Subdivision, zoned **RRCC (Residential Retirement Community & Care District)**. The request is a typical home use that is found within a residential lot. With the RRCC development type, the lots are smaller (8,500 square foot) which limits expansion such as this without consideration of a variance.*

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

Response The surrounding properties are also developed with residential uses. Given the existing development pattern and lot configuration, neighboring property owners could encounter similar limitations if they sought to construct additions to the rear of their homes.

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

Response: This request is specific to this design as the lots are much smaller thus limiting the usage of the rear yard.

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 to expand and cover the patio area will not create 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 **RRCC (Residential Retirement Community & Care)** development type provides for a much smaller lot size thus limiting any expansion to the rear yard.*

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

Response: Per zoning regulations, a roof is classified as a structure and must comply with the required 40-foot rear yard building setback. The requested variance is necessary to allow a roof to be constructed over the patio area, which would otherwise not meet the setback requirement.

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

Response: No. The applicant is familiar with the variance process, as several neighboring property owners have submitted similar requests.

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 deep enough before the end of the setback on the lot is breached.

- II. Does the property contain exceptional topographic conditions?
No
- III. Does the property contain other extraordinary or exceptional conditions?
According to the applicant, there is a drainage easement on the back of the lot that will not be encroached upon.
- IV. Are there other existing extraordinary or exceptional circumstances?
No

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

Response: According to the applicant, the rear of the residence faces west, resulting in prolonged exposure to direct sunlight. The applicant states that these conditions significantly limit the usability of the existing patio area and that the proposed covered patio would provide shade and improve the functionality of the outdoor living space.

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

Response: According to the applicant, the variance request does not substantially impair the intent of the ordinance. Similar requests have been approved within the Timberbrook development.

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

- 1. The Residential Retirement Community & Care (RRCC) development is characterized by small lot sizes, which significantly limit opportunities for expansion once the site is developed.

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

- 1. The roof covering the patio area shall be located at a minimum of 27 feet from the rear property line.
- 2. The applicant shall obtain all the required building permits and inspections from the Community Development Permits and Inspections Division.

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

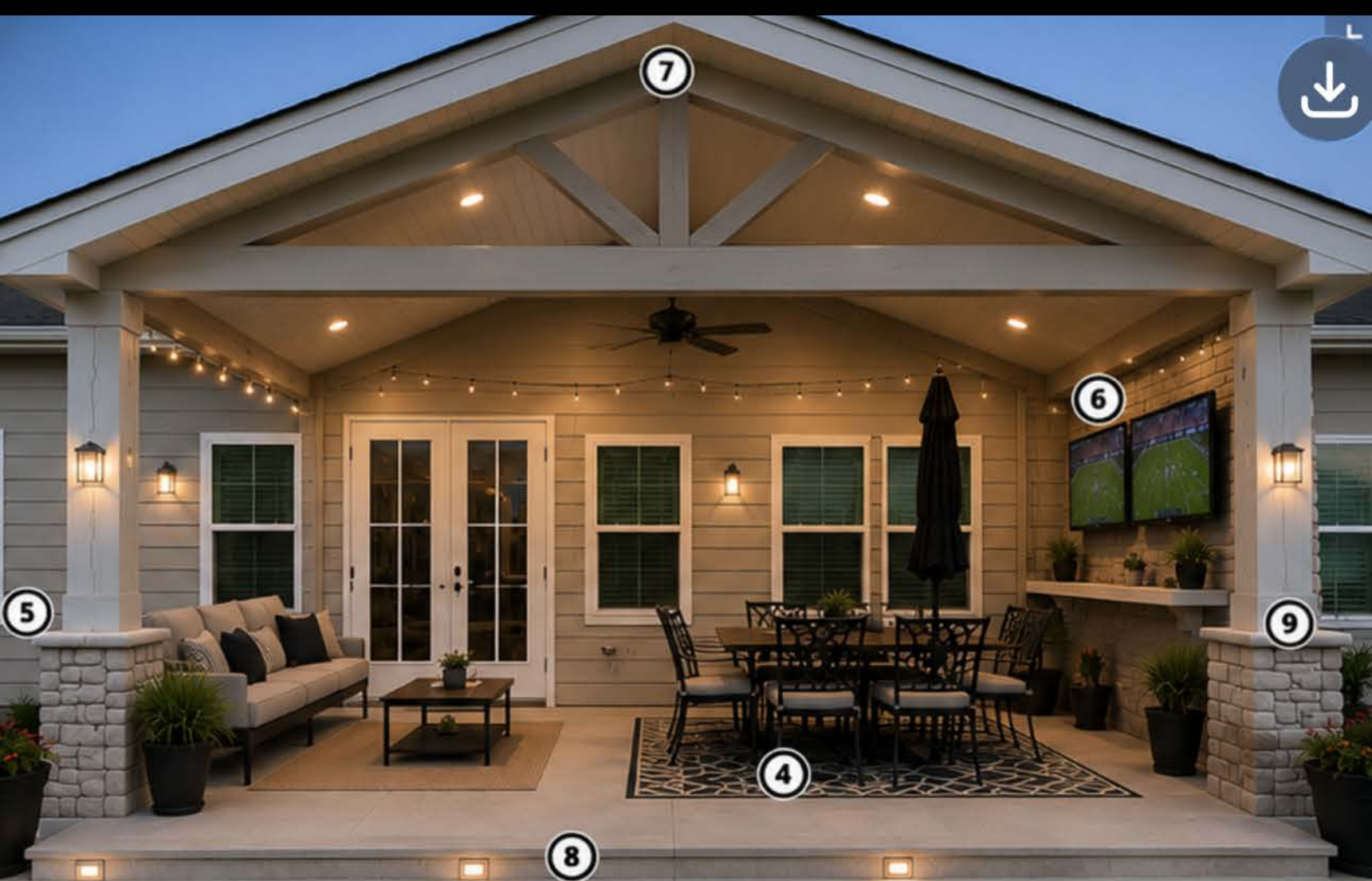
- Public Hearing with the Board of Zoning Appeals – **Thursday, July 23, 2026**
- Final Decision with the Board of Commissioners – **Tuesday, August 25, 2026**

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

c: Mike Klett – mikeklett555@gmail.com

REFERENCE PLAT THE FINAL PLAT FOR TIMBERBROOK BY ROCHESTER & ASSOCIATES, INC.. RECORDED IN PLAT BOOK 97 PAGES 27-34, DATED 11/15/2018. FLOOD HAZARD NOTE BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AND IS DEPICTED AS ZONE X AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF COWETA COUNTY, GEORGIA AND INCORPORATED AREAS MAP NUMBER 13077CD170D, EFFECTIVE DATE 02-06-2013. SURVEY CLOSURE DATA THIS PLAT OF SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 99,999,999 FEET. THIS PLAT HAS BEEN PREPARED USING A LEICA TS 12 ROBOTIC TOTAL STATION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 68,896 FEET AND AN ANGULAR ERROR OF 1 SECOND PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. A PORTION OF THIS SURVEY WAS PERFORMED USING A CHAMPION TKO GPS RECEIVER WITH NETWORK ADJUSTED REAL TIME KINEMATIC MEASUREMENTS REFERENCED TO THE EGPS NETWORK. THE GPS SURVEY INCLUDED REDUNDANT MEASUREMENTS WITH POSITIONAL ACCURACY BETTER THAN 0.07'.	SURVEY LEGEND <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td></td><td>HEADWALL</td></tr> <tr><td></td><td>JUNCTION BOX</td></tr> <tr><td></td><td>DROP INLET (DI)</td></tr> <tr><td></td><td>MANHOLE (MH)</td></tr> <tr><td></td><td>SANITARY SEWER EASEMENT</td></tr> <tr><td></td><td>DRAINAGE EASEMENT</td></tr> <tr><td></td><td>ACCESS EASEMENT</td></tr> <tr><td></td><td>UTILITY EASEMENT</td></tr> <tr><td></td><td>RIGHT-OF-WAY</td></tr> <tr><td></td><td>SANITARY SEWER LINE</td></tr> <tr><td></td><td>STORM LINE</td></tr> <tr><td></td><td>POINT OF BEGINNING</td></tr> <tr><td></td><td>POINT OF COMMENCEMENT</td></tr> <tr><td></td><td>BUILDING SETBACK LINE</td></tr> <tr><td></td><td>1/2" IRON PIN SET W/CAP</td></tr> <tr><td></td><td>PK NAIL SET</td></tr> <tr><td></td><td>PK NAIL FOUND</td></tr> <tr><td></td><td>1/2" IRON PIN FOUND W/CAP</td></tr> <tr><td></td><td>RETAINING WALL</td></tr> <tr><td></td><td>EXISTING FENCE</td></tr> </table>		HEADWALL		JUNCTION BOX		DROP INLET (DI)		MANHOLE (MH)		SANITARY SEWER EASEMENT		DRAINAGE EASEMENT		ACCESS EASEMENT		UTILITY EASEMENT		RIGHT-OF-WAY		SANITARY SEWER LINE		STORM LINE		POINT OF BEGINNING		POINT OF COMMENCEMENT		BUILDING SETBACK LINE		1/2" IRON PIN SET W/CAP		PK NAIL SET		PK NAIL FOUND		1/2" IRON PIN FOUND W/CAP		RETAINING WALL		EXISTING FENCE	THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT SITE ZONING: RRCC & C-6 BUILDING SETBACKS: PROPERTY FRONT SETBACK: 20' SIDEYARD SETBACK: 10' REAR YARD SETBACK: 40' GEORGIA PROFESSIONAL LAND SURVEYOR No. 2809 TRAVIS N. PRUITT, JR. For The Firm Travis Pruitt & Associates, Inc. P.O.C. NORTHWESTERN MITER OF THE NORTHERN INTERSECTION OF TIMBERVIEW CIRCLE (50' R/W PRIVATE & UE) AND TIMBERBROOK DRIVE (R/W VARIES PRIVATE & U.E.)
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SURVEY NOTES - THIS SURVEY WAS AUTHORIZED BY LENNAR HOMES. - PRIMARY STRUCTURE(S) LOCATED ON 08-19-19. - TOTAL CALCULATED AREA OF THIS LOT IS 8,505 SQUARE FEET, 0.20 ACRES. - ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, EITHER PUBLIC OR PRIVATE. - UNLESS OTHERWISE SPECIFIED, ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER). GRAPHIC SCALE - IN FEET 15 0 30 60	SURVEYOR CERTIFICATION THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. 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, NOR 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. <i>Travis Pruitt, Jr.</i> TRAVIS N. PRUITT, JR. PLS NO. 2809 8/27/19 Date																																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 5%;">7</td><td style="width: 20%;"> </td><td style="width: 75%;"> </td></tr> <tr><td>6</td><td> </td><td> </td></tr> <tr><td>5</td><td> </td><td> </td></tr> <tr><td>4</td><td> </td><td> </td></tr> <tr><td>3</td><td> </td><td> </td></tr> <tr><td>2</td><td> </td><td> </td></tr> <tr><td>1</td><td> </td><td> </td></tr> </table> REVISIONS	7			6			5			4			3			2			1			AS-BUILT FOUNDATION SURVEY FOR: 94 MAPLE LEAF ROAD TIMBERBROOK PHASE 1A LOT 94 LAND LOT 89 ~ 8th DISTRICT COWETA COUNTY, GEORGIA Certificate of Authorization Number 613 4317 Park Drive, Suite 400 Norcross, Georgia 30093 Phone: (770)416-7511 Fax: (770)416-6759 www.travispruitt.com Contact Person: Norman Schuck																				
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Sheet No. 1 of 1																																										





Edit

Share



AFFP
85669- Klett

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

June 24, 2026

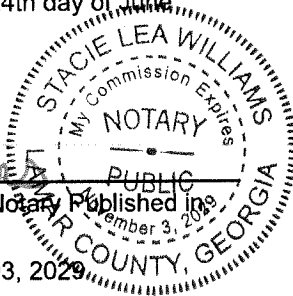
Notice is hereby given that the Coweta County Board of Zoning Appeals will hold a
public hearing on an appeal filed by Mike Klett requesting a variance pursuant to
Article 9, Section 92 A-Dimensional Requirements for a rear building setback
reduction for property located at 105 Maple Leaf Road, Sharpsburg, identified as
Tax ID #: 122-6069-087. Said meeting will be held on Thursday, July 23, 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 tract
or parcel of land lying and being in Land Lot 69 of the Sixth Land District of Coweta
County, Georgia, being Lot 94, Timberbrook Subdivision, Phase 1A, as per plat
recorded in Plat Book 97, Pages 27-34, 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 24th day of June 2026 Coweta County Community
Development Department
No:85669-6-24

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

Co-Publishers

Subscribed to and sworn to me this 24th day of June
2026.


Stacie Lea Williams, Lamar County Notary Public
Coweta County, Georgia
My commission expires: November 03, 2029



02100746 00144275

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



Community Development

To: Board of Zoning Appeals
From: Lisa Eschman, Zoning Manager
Date: July 23, 2026
RE: Petition #: VAR 26-017
Applicant: Michael & Melissa Wulf
Property Owners: Michael & Melissa Wulf
Location: 8 Old Still Run, Newnan
Commission District: 3rd - Commissioner Blackburn
Tax Parcel(s): 071-5215-078
Property Size: 0.65± acres
Current Zoning: RC (Rural Conservation)
Requested Zoning: N/A
Proposed Use: Construction of a detached garage
Public Hearing (Date, Time, Location): Thursday, July 23, 2026, at 6:00 PM — 37 Perry Street, Newnan

Issue:

Petition # VAR 26-017 Filed by Michael and Melissa Wulf Requesting a Front Building Setback Variance for Property Located at 8 Old Still Run, Newnan

Discussion:

Michael and Melissa Wulf have filed a variance application requesting to reduce the front building setback to 22-feet from the required 50-foot (a reduction of 28-feet) from the right-of-way along Old Still Run to allow for the construction of a 12-foot by 20-foot detached garage.

Fiscal Impact:

N/A

Recommendation:

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

1. The detached garage shall be located at a minimum of 28 feet from the right-of-way of Old Still Run as shown on the site plan submitted with the variance application.

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): Michael and Melissa Wuif
Address of Applicant(s): 8 Old Still Run Newnan GA 30263
Phone #: [REDACTED] E-mail address: [REDACTED]
Address of Subject Property: [REDACTED]
Property Tax I.D. #: _____

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

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

Brief description of requested use: Construction of a 12x20 detached residential garage to be used for personal household storage and parking. The structure will be constructed to match the existing residence in appearance, including siding, roofing material, colors, style, in compliance with HBA requirements.

Applicant's reason for not conforming to the Zoning Ordinance: The existing residence is positioned close to the current setback line on a corner lot, which significantly limits the usable area available for placement of a detached garage while still maintaining reasonable access and functionality of the property. Due to the lot configuration and existing placement of the home, strict application of the setback requirements creates a hardship for

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

The property is a corner lot with unique setback limitations that reduce the practical buildable area compared to interior lots within the subdivision. Additionally, the existing home placement limits the available area for accessory structures without encroaching into setback requirements. These conditions are unique to the property and were not created by current property owner.

placement of a modest accessory structure.

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

Be limited in size to 12'x20', match the exterior design and material of current residence, be professionally constructed on a permanent foundation, be positioned to minimize visual impact to neighboring properties, be solely used for residential accessory purposes.

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?

yes. The property is a corner lot subject to multiple setback requirements, which reduces the practical building area available for accessory structures compared to standard interior lots.

II. Does property contain exceptional topographic conditions?

No exceptional topographical conditions exist; however, the property's corner lot configuration and existing residence placement created unique setback limitations that significantly reduce the practical buildable area available for a detached garage.

Does the property contain other extraordinary or exceptional conditions?

The existing residence was constructed near setback line limited usable space for placement of a detached garage. The lot configuration and setback restrictions create limitations that are not common to all surrounding properties.

IV. Are there other existing extraordinary or exceptional circumstances?

The HOA requires detached structures to match the existing residence and be strict-built on a permanent foundation, which limits placement flexibility and increases the importance of utilizing the remaining practical building area efficiently.

- 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 enforcement of the setback requirements would effectively prevent the construction of a reasonably sized detached garage on the property despite us otherwise complying with all subdivision and HOA requirements. The hardship results from the lot configuration and placement of existing home rather than our own actions.

- 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 negatively impact surrounding properties or alter the residential character of the neighborhood. The detached garage will match and remain consistent with the intended residential use of the property. The request represents the minimum relief necessary to allow reasonable residential use while maintaining the overall purpose and intent of the zoning 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 judgment 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.



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

To: Coweta County Zoning Board of Appeals

From: Lisa J. Eschman, Zoning Manager

Re: Variance Request
Article 23 – Dimensional Requirements
Applicant: Michael & Melissa Wulf
Location: 8 Old Still Run, Newnan (0.65± acres)
Petition # VAR 26-017
Tax ID #: 071-5215-078
“3rd” Commission District

Date: July 9, 2026

The subject property, located at 8 Old Still Run in Newnan, consists of approximately 0.65± acres and is zoned **RC (Rural Conservation)**. The property is identified as Lot 142, Phase 3 of the North Shore at Lake Redwine Subdivision and contains a single-family residence constructed in 2025. The home is situated on a corner lot at the intersection of Old Still Run and Snug Harbor Place.

The applicant is requesting a variance from the required 50-foot front building setback to allow the construction of a 12-foot by 20-foot detached garage. The proposed structure is intended to be used for personal household storage and parking. According to the applicant, the structure will be constructed to match the existing residence in appearance, including the siding, roofing material, and color and style in compliance with Homeowner Association (HOA) requirements.

According to the submitted site plan, the proposed detached garage is located 11 feet from the principal dwelling, at the closest point, meeting the applicable building separation. However, the structure encroaches 22 feet into the required 50-foot front building setback, resulting in a reduced front building setback of 28 feet from the right-of-way of Old Still Run.

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

Public Safety

Public Works:

The proposed request is not expected to have impact on the existing street.

Community Development

Development Review:

The subject parcel is an elongated double-frontage lot, resulting in a greater portion of the property being encumbered by required yard setbacks than is typical for most lots. However, the requested variance would place the proposed structure noticeably closer to the roadway than is characteristic of other homes within the subdivision.

It should also be noted that the Board of Zoning Appeals recently recommended approval of a substantially similar setback variance for a lot on the south side of Lake Redwine, and the Board of Commissioners subsequently approved that request.

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

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

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

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

Response: Detached garages are common within residential neighborhoods. Mr. Wulf has received approval from the Homeowners Association for the design and placement of the proposed detached garage.

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

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

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

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

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

Response: The placement of the existing residence and the corner lot configuration limit feasible locations for accessory structures.

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 setbacks restrict placement of the proposed detached garage.

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. 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?

Response: The applicant states that the subject property is a corner lot subject to multiple setback requirements which reduces the practical building area available for accessory structures compared to standard interior lots.

- II. Does property contain exceptional topographic conditions?

Response: The applicant states no exceptional topographic conditions exist; however, the property's corner configuration and existing residence placement create a unique setback limitation that significantly reduces the practical buildable area for the detached garage.

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

Response: The applicant states the existing residence was constructed near the setback line limiting useable space for the placement of a detached garage. The lot configuration and setback restrictions create limitations that are not common to all surrounding properties.

- IV. Are there other existing extraordinary or exceptional circumstances?

The applicant states the Homeowner's Association requires detached structures to match the existing residence and be stick-built on a permanent foundation, which limits flexibility and increases the importance of utilizing the remaining practical building area efficiently.

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

Response: The applicant states the strict enforcement of the setback requirements would effectively prevent the construction of a reasonably sized detached garage on the property despite us otherwise complying with all subdivision and HOA requirements. The hardship results from the configuration and placement of the existing home rather than our own actions.

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

Response: The applicant states the requested variance will not negatively impact surrounding properties or alter the residential character of the neighborhood. The detached garage will match and remain consistent with the intended residential use of the property. The request represents the minimum relief necessary to allow reasonable residential use while maintaining the overall purpose and intent of the zoning ordinance.

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

- 1) Detached garages are common within residential neighborhoods.
- 2) The placement of the existing residence and the corner lot configuration limit feasible locations for proposed detached garage.

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 at a minimum of 28 feet from the right-of-way of Old Still Run as shown on the site plan submitted with the variance application.
2. The applicant shall obtain all the required building permits and inspections from the Community Development Permits and Inspections Division.

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, July 23, 2026**
- Final Decision with Board of Commissioners – **Tuesday, August 25, 2026**

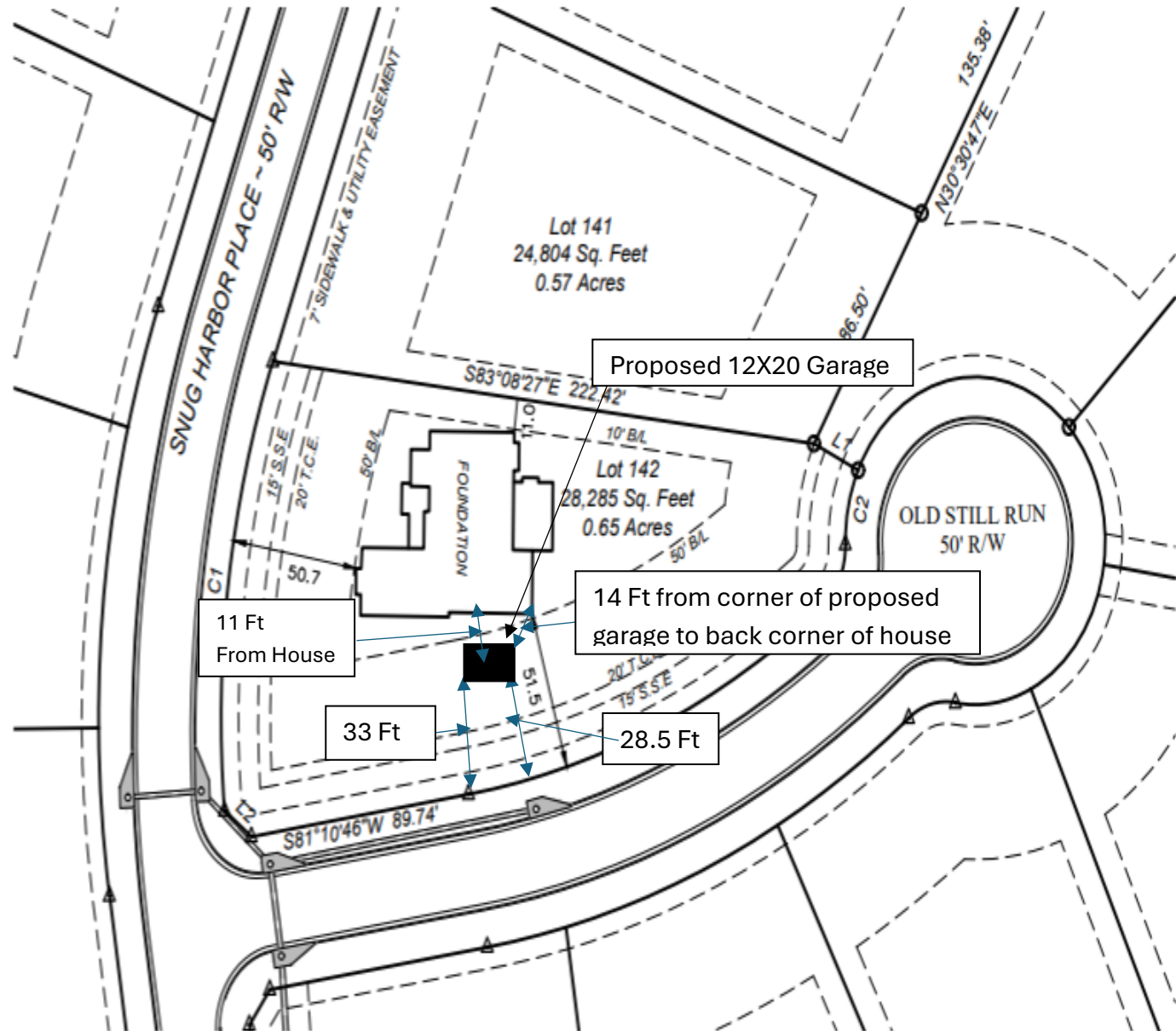
The applicant or his/her designated representative is recommended to attend the Public Hearing.

c: Michael Wulf – michaelwulf84@gmail.com

S.S.E. = SANITARY SEWER EASEMENT
T.C.E. = TEMPORARY CONSTRUCTION EASEMENT



PLAT NOT TO BE RECORDED



[EXTERNAL] DRC Application - 8 Old Still Run - Detached Garage

From Northshore HOA <northshorehoa19@gmail.com>

Date Fri 5/1/2026 1:30 PM

To Wulf, Michael <mwulf@AtlantaGa.Gov>

 1 attachment (2 MB)

IMG_6358 (1) (1).jpeg;

This Message Is From an External Sender

This message came from outside your organization.

Hey Michael,

The Design Review Committee has reviewed your request for the construction of a detached garage and the referenced design (IMG_6358). The application is **approved as submitted**, based on the specifications provided, including the proposed size, placement, and materials matching the main residence.

Please note that this approval is contingent upon receiving the required variance approval from the Coweta County Building Department. Once the variance is granted, please submit the official construction plans for final record.

If you have any questions or need anything further, feel free to reach out.

Best,

Luisa Schoenbeck

Northshore Administrative Services

678-876-9872



Georgia Department of Public Health On-Site Sewage Management System Performance Evaluation Report Form

APPLICANT NAME: Michael Wulf	PROPERTY/SYSTEM ADDRESS: 8 OLD STILL RUN NEWNAN, GA 30263	EVALUATION ID: 036200
APPLICANT PHONE: (678) 544-7597		COUNTY: Coweta
APPLICANT EMAIL ADDRESS: michaelwulf@yahoo.com	SUBDIVISION/LOT/BLOCK: North Shore/142 PH 3/-	REASON FOR EVALUATION: Structure Addition

Inspection Records	
Yes	1. Inspection records exist for this septic system.
Yes	2. Inspection records indicate that all components of the septic system were properly constructed and approved at the time of original inspection. A copy of the original inspection report is attached.
Maintenance Records (applicable copies are attached)	
Yes	3. Maintenance or installation records indicate that the tank has been pumped out or installed within the past 5 years. Note: it is recommended that septic tanks be pumped at least once every 5 years.
N/A	4. Systems with aerobic treatment unit(s) (ATU): Records indicate the ATU has been serviced in accordance with the manufacturer's recommended maintenance schedule OR an authorized representative of the manufacturer has provided documentation that the ATU is operating sufficiently.
N/A	5. Systems with grease trap(s): Maintenance records indicate the grease trap(s) has been pumped out within the last 6 months OR documentation has been provided by a qualified individual confirming that the grease trap contains less than 75% of the designed grease holding capacity and is operating sufficiently.
System Assessment and Existing Site Conditions (applicable copies are attached)	
N/A	6. The septic tank was uncovered at the time of this County Board of Health Evaluation OR maintenance records exist and the tank appears to meet the required design, construction, and installation criteria. The appropriateness of the sizing and installation criteria of the absorption field cannot be verified since no initial inspection records exist.
N/A	7. A Georgia certified septic tank installer has provided written documentation of the system design, location, and components.
Yes	8. This site evaluation by the County Board of Health revealed no evidence of system failure.
Yes	9. This site evaluation by the County Board of Health revealed no evidence of adverse conditions which would affect the functioning of the system.
Addition to Property	
Yes	10. This site evaluation as well as the provided information indicate that the proposed construction to the home or property should not adversely affect the functioning of the existing system.
Relocation of Home or Change of Use	
N/A	11. This site evaluation as well as the provided information indicate that the system appears to meet the required design, construction, and installation criteria to accommodate the proposed relocation of the home or change of use for the facility should not adversely affect the functioning of the existing system.

See 2nd page for evaluation notes, disclaimer, and signature.

Performance Evaluation Report Form (continued)

PROPERTY/SYSTEM ADDRESS: 8 OLD STILL RUN NEWNAN, GA 30263	EVALUATION ID: 036200
	SUBDIVISION/LOT/BLOCK: North Shore/142 PH 3/-

Adverse Conditions (i.e. malfunctioning or damaged system or clear evidence of a condition, or conditions, that would likely contribute to system malfunction or unacceptable risk to public health):

Additional Notes/Comments:

No objections to the proposed location for the construction of a detached garage to the right of the house, as marked on 5/29/26.

Inspector:
J. Brian Helms

Signature:



Date:
06/01/2026

I verify the above information to be correct at the date and time of this evaluation only. **Disclaimer:** This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by system malfunction.

AFFP
85670- Wulf

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

June 24, 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 Michael Wulf requesting a variance pursuant to Article 23 – Dimensional Requirements for a front building setback reduction for property located at 8 Old Still Run, Newnan, identified as Tax ID #: 071-5215-078. Said meeting will be held on Thursday, July 23, 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 tract or parcel of land situate lying and being in Land Lot 215 of Fifth Land District of Coweta County, Georgia, being Lot 142 of North Shore at Lake Redwine Subdivision, Phase 3, as per plat of record at Plat Book 101, Page 863-868, Coweta County, Georgia Records. As set forth in the Americans with Disabilities Act of 1992, the Coweta County Government does not discriminate based on disability and will assist citizens with special needs given proper notice (48 hours). For assistance with special needs, please call (770) 254-2608. This being the 24th day of June 2026 Coweta County Community Development Department
No:85670-6-24

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

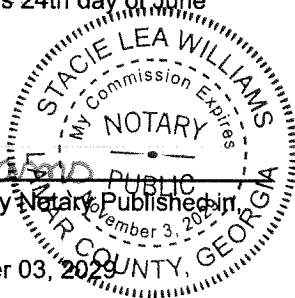
SIGNED:

Co-Publishers

Subscribed to and sworn to me this 24th day of June
2026.

Stacie Lea Williams, Lamar County Notary, Published in
Coweta County, Georgia

My commission expires: November 03, 2029



02100746 00144276

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



Community Development

To: Board of Zoning Appeals
From: Lisa Eschman, Zoning Manager
Date: July 23, 2026
RE: Petition #: CONDUSE 26-06
Applicant: Philip Beegle
Property Owners: Philip & Ann Beegle
Location: Copeland Road, Newnan
Commission District: 3rd - Blackburn
Tax Parcel(s): 044-5255-003 {partial}
Property Size: 0.230± acres
Current Zoning: RC (Rural Conservation)
Requested Zoning: RC w/CUP (Rural Conservation w/Conditional Use Permit)
Proposed Use: Private Family Cemetery
Public Hearing (Date, Time, Location): Thursday, July 23, 2026, at 6:00 PM — 37 Perry Street, Newnan

Issue:

Petition # CONDUSE 26-06 Filed by Philip Beegle Requesting a Conditional Use Permit (CUP) for Property Located off Copeland Road, Newnan

Discussion:

Philip Beegle has filed a Conditional Use Permit (CUP) to allow for a private family cemetery. The burial area will encompass 0.230± acres (approximately 10,000 square feet) situated on private property located off Copeland Road, Newnan

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 cemetery shall not exceed 0.230± acres (10,000 square feet) and shall be used exclusively for the interment of family members.
2. Permanent stakes shall be placed at all four corners of the burial area to ensure the cemetery site is clearly identified and protected.
3. The boundary of the cemetery, as depicted on the survey prepared by Georgia Land Surveying, shall be officially recorded with the Clerk of Superior Court's Office.
4. A public safety representative and funeral home staff shall be present at all interments to ensure safe access and use of Boone Road during cemetery services.

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: Philip Beagle, Jr.

Address of Applicant: 848 Copeland Road, Newnan

Phone No. [REDACTED] E-mail address: [REDACTED]

Address or Location of Property: Copeland Road

Tax I.D. #: 044-5255-003 (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 7 Section 75 Item 8
Brief description of requested use: Private Cemetery

(2) If applicable, provide information such as:
Square feet of building: 0 Sanctuary sq. ft., if applicable: 0
Total of distance from property lines in feet:
Acreage: 0.230 ± acres - 10,000 sq ft
Total parking spaces: 0
Septic system/well locations: 0
Staff or student size: 0
Maximum members: 0
Number of animals: 0
Exterior Building Materials: 0

- (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: 4/16/24 Signed by: [Signature]

Print Name: _____

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 7, Sec 75, Item 8, Cemeteries*

Applicant: Philip Beegle
Location: Copeland Road, Newnan
Petition # CONDUSE 26-006
Tax ID #: 044-5255-003 {partial}
"3rd" Commission District

Date: July 9, 2026

The subject property consists of approximately 107.78± acres and is located off Copeland Road. The property is zoned **RC (Rural Conservation)**.

The applicant is requesting a Conditional Use Permit (CUP) under *Article 7, Sec. 75, Item 8*, to establish a private family cemetery. The proposed burial area will encompass 0.230± acres (approximately 10,000 square feet). Access to the cemetery will be provided via a 10-foot-wide access easement from Copeland Road.

No objection from Public Works, Fire, Water, Environmental Health, and Community Development divisions for the Conditional Use Permit request.

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 has a total area of 107.78+ acres located off Copeland Road. All surrounding properties are zoned **RC (Rural Conservation)**.*

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

Response: The proposed private family cemetery will be situated on a 0.230± acre tract (approximately 10,000 square feet). Cemeteries are permitted within residential areas subject to approval of a Conditional Use Permit.

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

Response: The zoning ordinance permits cemeteries in residential areas subject to Conditional Use Permit approval.

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: The proposed request is not expected to impact public facilities or infrastructure.

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 would allow the applicant to establish a private family cemetery on the property to serve as a final resting place for family members.

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

Response: The applicant intends to provide a private family cemetery on the property for the interment of family members.

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

Response: The request does not result from any intentional action of the applicant to violate the requirements of this 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 existing street system is adequate to efficiently accommodate the proposed request.

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

Response: The existing public facilities and infrastructure are adequate to accommodate the proposed request.

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 proposed private cemetery is not expected to adversely affect the use or enjoyment of surrounding properties.

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 proposal does not include any buildings within the burial area.

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

1. The proposed private cemetery is not expected to adversely impact the existing street system, public facilities, utilities, or infrastructure, nor is it anticipated to affect the use or enjoyment of surrounding properties.
2. Under the Coweta County Zoning and Development Ordinance, cemeteries are allowed within residential zoning districts subject to approval of a Conditional Use Permit.

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

1. The private cemetery shall not exceed 0.230± acres (10,000 square feet) and should be used exclusively for the interment of family members.
2. Permanent stakes shall be placed at all four corners of the burial area to ensure the cemetery site is clearly identified and protected.
3. The boundary of the cemetery, as depicted on the survey prepared by Georgia Land Surveying, shall be officially recorded with the Clerk of Superior Court's Office.
4. A public safety representative and funeral home staff shall be present at all interments to ensure safe access and use of Copeland Road during cemetery services.

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, July 23, 2026**
- Final Decision with the Board of Commissioners – **Tuesday, August 25, 2026**

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

c: Philip Beegle – phbeegle@gmail.com

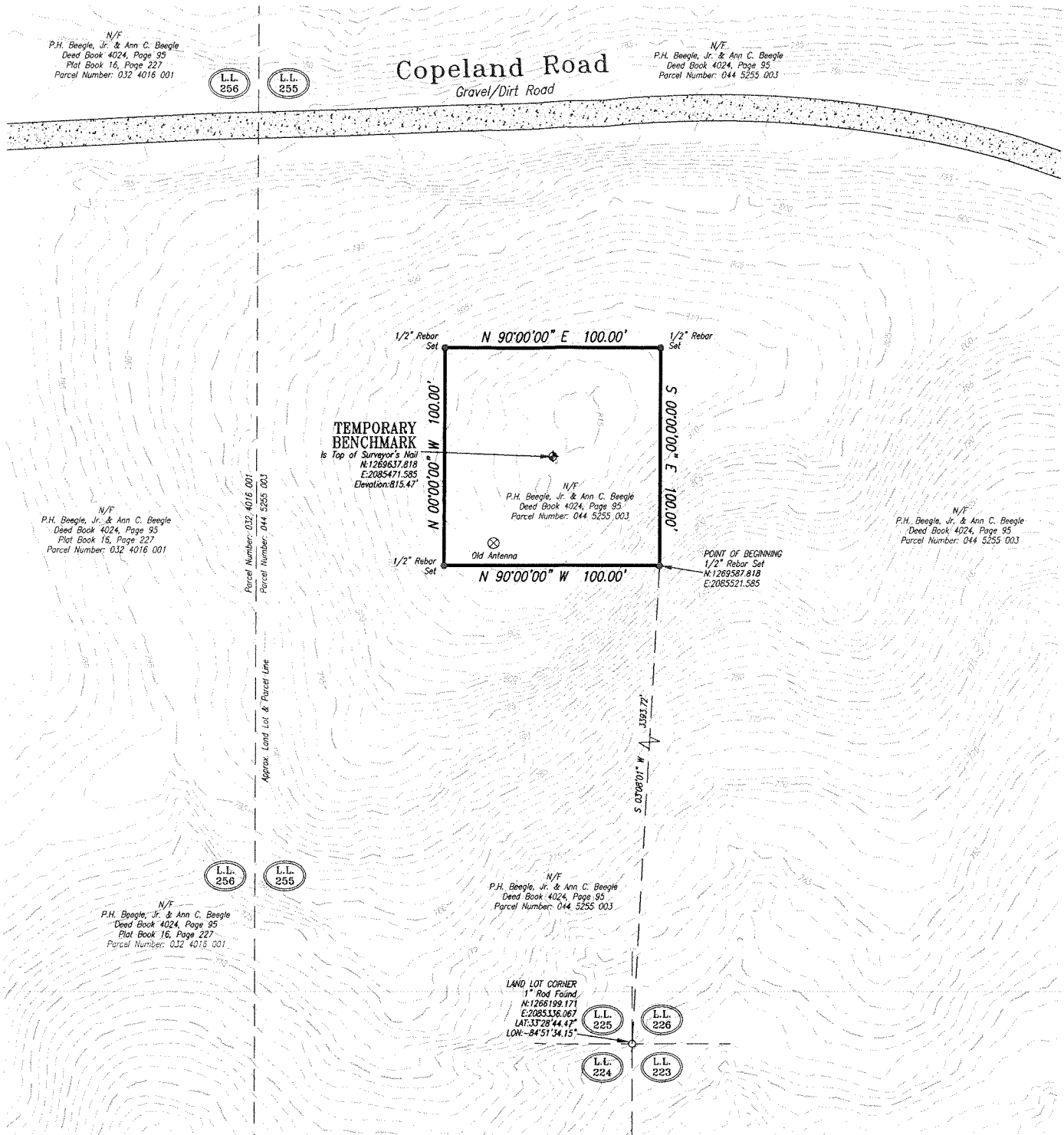
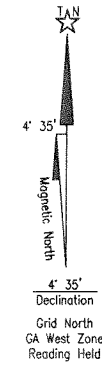
LEGEND

These standard symbols may be found in the drawing.

● 1/2" Rebar Set
○ Iron Pin Found

AREA

10,000 SQ. FT.
0.230 ACRES



ZONING

[Coweta County]
(RC) (Rural Conservation District)
Cemeteries Allowed as a Conditional Use

CLOSURE STATEMENT

The field data used to compile this plat was gathered by radial survey measurements and has a positional tolerance of 0.1 feet.
This map or plat has been calculated for closure and is found to be accurate within one foot in 10,000+ feet.

SURVEY NOTES

1. Elevations are based on NAVD 88 datum.
2. Contour lines are at one (1) foot intervals.
3. Equipment used: Leica TS12 robotic total station, Carlson Surveyor 2 data collector, Leica GS16 RTK, and Riegl VUX LIDAR Unit for Topography.
4. Software used: Carlson Survey 2023 and Carlson SurvCE.
5. The coordinate values shown are based on Georgia West Zone coordinate system. The datum for this coordinate system is NAD83 (2011).



155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

JOB NUMBER 205377-1
DRAWING NUMBER F-5168

SURVEY PLAT FOR 848 Copeland Road, Newnan Georgia 30263

DR. PHILIP BEEGLE JR.

LAND LOT: 255	5th DISTRICT	SECTION	COWETA COUNTY, GA
LOT:	BLOCK:	UNIT:	PHASE:
SUBDIVISION:			
PLAT BOOK	PAGE	PARTY CHIEF: JL4	FIELD DATE: 7/30/25
DEED BOOK	PAGE	DRAFTER: BMS	SHEET 1 OF 1

DATE: 1/28/25	SCALE: 40'
REVISION	BY DATE
Revise Property Line to be 10,000 SQ. FT. BMS 1/16/26	



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 hereon. 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.

By: *Josh L. Lewis*
Josh Lewis IV, Registered Land Survey Number 3028



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

AFFP
85671- Beegle

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 hear an appeal filed by Philip Beegle, Jr requesting a Conditional Use Permit under Article 7, Sec. 75, Item 8 for a private cemetery located off Copeland Road, Newnan (Tax ID #: 044-5255-003 {partial}). Said meeting will be held on Thursday, July 23, 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 lying and being in Land Lot 255 of the Fifth District Coweta County, Georgia, and being more particularly described as having an area of 10,000 sq ft. 0.230 acres, as shown and described on survey by Georgia Land Surveying Co., bearing the seal and certification of Josh L Lewis IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 205377. As set forth in the Americans with Disabilities Act of 1992, the Coweta County Government does not discriminate based on disability and will assist citizens with special needs given proper notice (48 hours). For information, please call (770) 254-2608. This being the 24th day of June 2026 Coweta County Community Development Department
No:85671-6-24

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

June 24, 2026

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

SIGNED:

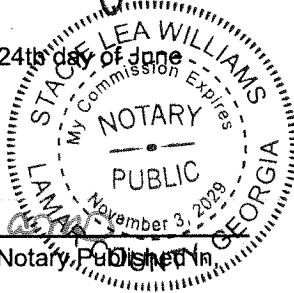
Co-Publishers

Subscribed to and sworn to me this 24th day of June 2026.


Stacie Lea Williams, Lamar County Notary, Public

Coweta County, Georgia

My commission expires: November 03, 2029



02100746 00144277

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



Community Development

To: Board of Zoning Appeals
From: Nicole Blackwell, Zoning Coordinator
Date: July 23, 2026
RE: Petition #: CONDUSE 26-05
Applicant: Joshua Herr, Willow Dell, LLC on behalf of Go Church, Inc
Property Owners: South Metro Ministries, Inc and Go Church, Inc
Location: 3935, 3955, & 3965 East Highway 34 & 622 Lassetter Road, Sharpsburg
Commission District: 1st - Commissioner Fisher
Tax Parcel(s): 133-6092-024, 133-6092-013, 133-6092-019, 133-6092-009A
Property Size: 33.44± acres
Current Zoning: RC (Rural Conservation)

Requested Zoning: N/A
Proposed Use: Church Expansion
Public Hearing (Date, Time, Location): July 23, 2026 at 6:00 PM - 37 Perry Street, Newnan

Issue:

Petition # CONDUSE 26-05 Filed by Joshua Herr, Willow Dell, LLC on behalf of Go Church, Inc Requesting a Church Expansion for property located at 3935, 3955, & 3965 East Highway 34 & 622 Lassetter Road, Sharpsburg

Discussion:

Joshua Herr has filed a conditional use permit application for a church expansion for property located at 3935, 3955, and 3965 East Highway 34 and 622 Lassetter 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. Future expansion of the main assembly area, greater than 25% of 23,266 square feet shall require re-submittal of the Conditional Use application in accordance with Article 28 Criteria for Variances and Conditional Use Application of the Coweta County Zoning and Development Ordinance.
2. The total enclosed building area on the property, including existing and proposed buildings, shall not exceed 250,000 square feet, as proposed in the narrative of this application. Any future expansion beyond this total shall require re-submittal of the Conditional Use application in accordance with Article 28 Criteria for Variances and Conditional Use Application of the Coweta County Zoning and Development Ordinance.
3. The proposed buildings shall reasonably reflect the renderings submitting with the Conditional Use Permit to complement the existing church campus.
4. The church shall agree to work with the county, in good faith, to address any concerns or complaints related to odor, glare, noise, or similar objectionable features.

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: Joshua Herr, Willow Dell LLC on behalf of Go Church Inc

Address of Applicant: 3935 East Highway 34, Sharpsburg GA 30277

Phone No.: [REDACTED] E-mail address: joshua@willowdell.com

Address or Location of Property: 3935, 3955 East Highway 34, Sharpsburg GA 30277
622 Lassetter Rd, Sharpsburg GA 30277

Tax I.D. #: 133-6092-024; 133-6092-013; 133-6092-009A; 133-6092-019

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 7 Section 75 Item 7
Brief description of requested use: See attached

(2) If applicable, provide information such as:
Square feet of building: _____ Sanctuary sq. ft., if applicable: _____
Total of distance from property lines in feet: _____
Acreage: 33.44 +- acres
Total parking spaces: 715
Septic system/well locations: Onsite Lift Station at South of main building - forcemain to County Sewer
Staff or student size: 20
Maximum members: 3000
Number of animals: 0
Exterior Building Materials: EIFS, Masonry, Glass

(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: _____ Signed by: _____

Print Name: **Joshua Herr**

Digitally signed by Joshua Herr
DN: C=US,
E=josh@thewillowdell.com, O=Willow
Dell LLC, CN=Joshua Herr
Location: Tyrone, GA
Reason: I am approving this document
Contact Info: [REDACTED]
Date: 2026.06.19 08:08:16-04'00'

Conditional Use Permit Narrative – Religious and Institutional Campus

The subject property consists of approximately 32.73 acres and is proposed to be developed as a campus-style religious and institutional use, consistent with the classification of “civic uses” as defined by Coweta County, which includes churches, places of worship, assembly spaces, and associated community-oriented facilities.

The primary use of the property will be for a church or place of worship, which is identified within Coweta County as a use that may be permitted through the Conditional Use Permit process within residential zoning districts. The proposed development is intended to function as a comprehensive ministry campus, integrating religious assembly with a broad range of customary accessory uses and supporting facilities.

The campus may include, but is not limited to, the following components:

- Worship and assembly facilities for regular services and religious gatherings
- Conference, seminar, and event spaces for both religious and community-oriented activities
- Administrative and general office space supporting organizational operations
- Educational, training, and instructional facilities supporting ministry, childcare, and related programs
- Multipurpose buildings designed to accommodate a variety of indoor events and programs
- Outdoor venues, including amphitheater-style gathering areas, event lawns, and flexible recreational spaces
- Parks, greenspace, plazas, walking paths, and landscaped open areas designed for both passive and active recreational use
- Water features and natural amenity areas integrated into the site design
- Accessory structures and infrastructure necessary to support the operation of the campus

As part of its overall ministry and community-serving function, the campus may include educational and instructional programs and facilities, including those that operate on a regular or full-time basis and may function as a structured academic environment or organized educational program. Such uses are intended to be integrated with and subordinate to the principal religious use, and may include faith-based instruction, academic programs, childcare, and related activities customarily associated with a place

of worship. These functions are intended to operate as customary accessory uses within the broader religious campus and are not proposed as a separate or independent primary use of the property.

The development is intended to occur in phases and may ultimately include up to approximately 250,000 square feet of enclosed building area, along with associated parking, internal circulation, and site infrastructure improvements.

Consistent with Coweta County's approach to conditional uses, the project is designed as a flexible, long-term campus environment that allows for evolving programming and facility needs while remaining within the scope of a religious and institutional use. The intent is to ensure that all activities remain customary, incidental, and subordinate to the principal religious use, while allowing the property to function as a community-serving destination.

The applicant acknowledges that the Conditional Use Permit process allows the County to evaluate impacts and impose reasonable conditions related to traffic, access, buffering, lighting, noise, and compatibility with surrounding properties. The site will be developed in a manner that is consistent with these considerations and in compliance with all applicable provisions of the Coweta County Zoning and Development Ordinance.

Additionally, the property may accommodate gatherings, programs, and events customarily associated with a church campus, including those of an educational, recreational, or community-oriented nature, as part of its ongoing operations.

Overall, the proposed use is intended to provide a compatible institutional presence within the area, supporting both the needs of the congregation and the broader community, while maintaining compliance with County regulations and the general welfare of surrounding properties.

To: Coweta County Zoning Board of Appeals

From: Nicole K Blackwell, Zoning Coordinator

Re: Conditional Use Permit Request
Article 7. Sec 75. Item 7 *Churches or Other Places of Worship*
Applicant: Joshua Herr, Willow Dell, LLC on behalf of Go Church, Inc.
Location: 3935, 3955, & 3965 East Highway 34 & 622 Lassetter Rd, Sharpsburg (33.44± acres)
Petition # CONDUSE 26-005
Tax ID #: 133-6092-024, 133-6092-013, 133-6092-019, 133-6092-009A
1st Commission District

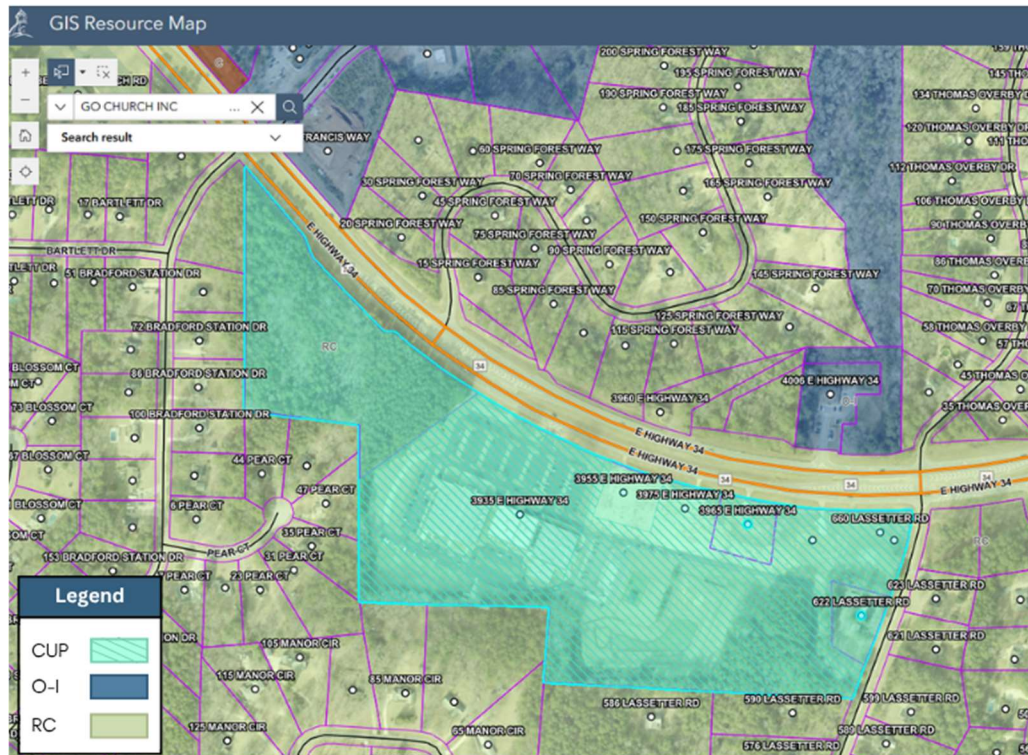
Date: July 9, 2026

The subject property, located at 3935, 3955, & 3965 East Highway 34 & 622 Lassetter Rd, Sharpsburg, consists of four parcels totaling approximately 33.44 acres. The portions of the property addressed as 3935 and 3965 East Highway 34 are zoned RC w/ a CUP (Rural Conservation with a Conditional Use Permit) for a church. The portions of the property addressed as 3955 East Highway 34, 622 Lassetter Road, and an approximately 7-acre parcel located off East Highway 34 are zoned RC (Rural Conservation) and are not currently subject to a Conditional Use Permit. The applicant is requesting to expand the existing Conditional Use Permit to include the entire property.

Previous Zoning Requests:

- December 6, 1994 (ZA 021-94A): A Conditional Use Permit was approved to establish a church facility on approximately 10 acres.
- October 15, 2001 (ZA 024-01): A Conditional Use Permit was approved to expand the church grounds to include a drive connection to Lassetter Road, additional parking, and a detention pond.
- December 21, 2010 (ZA 039-10): A Conditional Use Permit was approved to expand the main assembly area, relocate the existing ball field (with operating hours of 9:00 AM to 9:00 PM, Monday through Sunday), allow weekday pre-school/nursery/elementary or home school instruction, Christian school or Bible College uses, and amend previous condition of Petition ZA 024-01 to allow permanent access to Lassetter Road.

Current Zoning:



According to the applicant's Letter of Intent, the proposed Conditional Use Permit is for the development of a phased, campus-style church and religious institutional facility. The campus is proposed to include worship and assembly facilities, administrative offices, educational and childcare facilities, conference and event spaces, multipurpose buildings, outdoor gathering areas, including amphitheater-style gathering areas, event lawns, and flexible recreational spaces, as well as parks and open space, walking trails, water features, and supporting infrastructure. The applicant states that educational and instructional programs, including faith-based instruction, childcare, and academic programs, are intended to function as customary accessory uses subordinate to the principal religious use. At full build-out, the campus may contain up to approximately 250,000 square feet of enclosed building area, along with associated parking, internal circulation, and site improvements. The applicant further states that the development is intended to occur in phases and that all uses will remain customary, incidental, and subordinate to the principal religious use while serving both the congregation and the surrounding community.

The site plan submitted with the Conditional Use Permit application depicts the existing church building and its proposed expansion, along with an expanded parking area, several proposed buildings, and other site improvements. According to the applicant, the existing 15,266-square-foot sanctuary is proposed to be expanded by approximately 8,000 square feet.

The central portion of the site plan depicts a proposed green space and amphitheater as well as a proposed basketball court. West of the existing church building, the plan shows a proposed two-story, 80,000-square-foot building labeled Go Bible College, Media/Production Center. In the northeast corner of the site, the plan proposes a 7,400-square-foot Global Office building and a 50,000-square-foot Go Missions/Conference Center. East of the existing church building, the plan shows a proposed 20,000-square-foot Storage/Maintenance/Operations Management building. Between the existing church

building and the proposed Storage/Maintenance/Operations Management building, the plan includes a proposed 7,200-square-foot Chapel.

The applicant submitted conceptual renderings depicting building exteriors featuring stone accents.

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

Public Safety

Public Works:

Public Works doesn't find this proposed use request to increase traffic during weekday peak hours. Expanded school operation would create additional trips. However, school expansion is not currently proposed. As the Church uses grow requiring additional facilities and access points it may become necessary to study the traffic impacts and/or require improvements necessary to mitigate the impacts.

The consideration for a Conditional Use Permit 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 an existing church campus with an approved Conditional Use Permit. The request is to expand the existing Conditional Use Permit to include the entire property and allow additional church-related facilities.

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

Response: The applicant proposes to expand the existing church campus through phased development. Churches are permitted within residential areas subject to approval of a Conditional Use Permit.

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

Response: The applicant is requesting to expand an existing Conditional Use Permit for an established church campus onto additional property.

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: Public Works does not anticipate that the proposed church expansion will significantly increase traffic during weekday peak hours. While expanded school operations could generate additional traffic, no school expansion is currently proposed. As future phases of the campus are developed, it may become necessary to study the traffic impacts and/or require improvements necessary to mitigate the impacts.

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 property has been the subject of multiple Conditional Use Permit approvals since 1994 to accommodate the continued expansion of the church campus. The Board should consider the property's zoning history together with existing site conditions and the proposed expansion.

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 the request is intended to allow phased expansion of the existing church campus and related facilities.

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

Response: The request does not result from any intentional action of the applicant to violate the requirements of this 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: Based on comments from Public Works, the existing street system is adequate to accommodate the proposed request. Public Works does not anticipate the proposed church expansion will significantly increase weekday peak-hour traffic. Additional traffic analysis may be required as future phases of the campus are developed.

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

Response: Based on staff comments, the existing public facilities and infrastructure are adequate to accommodate the proposed request.

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 with the County, in good faith, to address any concerns to noise, odor, glare, or 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 proposed development includes multiple new buildings and an expansion of the existing church campus. The Board should consider the scale, design, and overall character of the proposed development in relation to surrounding properties and the RC (Rural Conservation) district.

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

1. The subject property is an existing church campus with an approved Conditional Use Permit. The request is to expand the existing Conditional Use Permit to include the entire property and allow additional church-related facilities.
2. The proposed development includes multiple new buildings and an expansion of the existing church campus. The Board should consider the scale, design, and overall character of the proposed development in relation to surrounding properties and the RC (Rural Conservation) district.
3. Public Works does not anticipate that the proposed church expansion will significantly increase traffic during weekday peak hours. While expanded school operations could generate additional traffic, no school expansion is currently proposed. As future phases of the campus are developed, it may become necessary to study the traffic impacts and/or require improvements necessary to mitigate the impacts.

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

1. Future expansion of the main assembly area, greater than 25% of 23,266 square feet shall require re-submittal of the Conditional Use application in accordance with Article 28 Criteria for Variances and Conditional Use Application of the Coweta County Zoning and Development Ordinance.
2. The total enclosed building area on the property, including existing and proposed buildings, shall not exceed 250,000 square feet, as proposed in the narrative of this application. Any future expansion beyond this total shall require re-submittal of the Conditional Use application in accordance with Article 28 Criteria for Variances and Conditional Use Application of the Coweta County Zoning and Development Ordinance.
3. The proposed buildings shall reasonably reflect the renderings submitting with the Conditional Use Permit to complement the existing church campus.
4. The church shall agree to work with the county, in good faith, to address any concerns or complaints related to odor, glare, noise, or similar objectionable features.

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, July 23, 2026**
- Final Decision with Board of Commissioners – **Tuesday, August 25, 2026**

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

c: Joshua Herr





PREMIUM MATERIALS
STONE & STUCCO



ARCHITECTURAL
DETAILLING



WELCOMING ENTRIES
& CANOPIES



LANDSCAPED
PARKING AREAS



ABUNDANT NATURAL
LIGHT



DESIGNED FOR COMMUNITY
& MINISTRY



PREMIUM MATERIALS
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& MINISTRY



PREMIUM MATERIALS
STONE, STUCCO &
ARCHITECTURAL ACCENTS



HIGH CEILING
FLEXIBLE
INDUSTRIAL SPACE



ROLL-UP DOORS
FOR EFFICIENCY
& OPERATIONS



DESIGNED
FOR FUNCTIONALITY
& LONGEVITY



SECURE SERVICE YARD
& EQUIPMENT STORAGE



BUILT TO SUPPORT
MINISTRY OPERATIONS
BEHIND THE SCENES



TIMELESS DESIGN
WITH PURPOSE



NATURAL MATERIALS
& WARM FINISHES



SOARING CEILINGS
& ABUNDANT LIGHT



SERENE WATERFRONT
SETTING



BEAUTIFULLY LANDSCAPED
GARDENS



CREATED FOR WEDDINGS,
CEREMONIES & MEMORABLE MOMENTS



PREMIUM MATERIALS
STONE, STUCCO &
ARCHITECTURAL ACCENTS



ARCHITECTURAL
DETAILING &
VARIED MASSING



WELCOMING ENTRIES
& OUTDOOR SPACES



LANDSCAPED
CAMPUS SETTING



ABUNDANT NATURAL
LIGHT



DESIGNED FOR COMMUNITY,
LEARNING & MINISTRY

AFFP

85689- Go Church Inc.

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

June 24, 2026

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

SIGNED:

Co-Publishers

Subscribed to and sworn to me this 24th day of June 2026.

Stacie Lea Williams, Lamar County Notary Published in, Coweta County, Georgia

My commission expires: November 03, 2029

Notice of Public Hearing

Notice is hereby given that the Coweta County Board of Zoning Appeals will hear an appeal filed by Joshua Herr, Willow Dell, LLC on behalf of Go Church Inc. requesting a Conditional Use Permit for a church/place of worship under Article 7, Sec. 75, Item 7. The request is for property located at 3935, 3955, & 3965 East Highway 34 & 622 Lassetter Rd, Sharpsburg (Tax ID #: 133-6092-024, 133-6092-013, 133-6092-019, 133-6092-009A). Said meeting will be held on Thursday, July 23, 2026, at 6:00 P.M. in 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 am and 5:00 pm Monday through Friday. All that tract or parcel of land situate, lying and being in Land Lot 92 of the 6th District of Coweta County, Georgia, being 7.07 acres, more or less, as shown on Boundary Survey for: Heritage Baptist Church, by Wide Open Land Surveying, LLC, dated July 03, 2020, as recorded in Plat Book 99, Page 36, Coweta County, Georgia Records. Together with All that tract or parcel of land lying and being in Land Lot 92, 6th District, Coweta County, Georgia. Said tract containing 24.532 acres and being depicted on that certain plat of survey prepared by Rochester & Associates, Inc., Registered Land Surveyors, bearing the seal of Michael A. Driggers, Certificate No. 3168, Job No. G210049.SMM, File No. BDRY-ALTA, dated May 23, 2012, for South Metro Ministries, Inc., United Community Bank, and Chicago Title Insurance Company; said plat being recorded in Plat Book 91, Page 202-204, records of the Clerk of the Superior Court of Coweta County, Georgia. Together with All that tract or parcel of land lying and being in Land Lot 92 of the 6th District, Coweta County, Georgia. This parcel of land contains 1.00 acre as shown on a survey prepared for Rodney K. Moore by Jefferson Consultants dated 2/24/95 and identified as Job No. 950242. Less and Except All that tract or parcel of land lying and being in Land Lot 92 of the 6th Land District and/or 645 Georgia Militia District of Coweta County, Georgia. Containing 0.157 acres more or less. Together with All that tract or parcel of land lying and being in Land Lot 92 of the 6th District, Coweta County, Georgia, containing .995 acres and being more particularly described on that certain plat of survey prepared by John R. Christopher, last revised January 2, 1992, and being recorded in Plat Book 52, Page 187, Coweta County, Georgia Records. As set forth in the Americans with Disabilities Act of 1990, 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 assistance with special needs, please call (770) 254-2608. This being the 24th day of June 2026 Coweta County Community Development Department
No:85689-6-24

02100746 00144295

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