



Board of Zoning Appeals

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Public Hearing

Minutes

Lisa Eschman
770.254.2635

July 23, 2026

6:00 PM

Commission Chambers - 37
Perry Street, Newnan

Board of Zoning Appeals

Roll Call/Call to Order

Attendee Name	Title	Status
Lisa Mitchum	District 1 - Chairman	Present
Billy Cranford	District 4 - Vice Chairman	Absent
Mike Yeager	District 2	Absent
Russell Berry	District 3	Present
Dee Crouch	District 5	Present
Ben Sewell	Community Development Director	Present
Lisa Eschman	Zoning Manager	Present
Nicole Blackwell	Zoning Coordinator	Present
Madonna Overton	Community Development Clerk	Present

The Coweta County Board of Zoning Appeals conducted a Public Hearing on Thursday, July 23, 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, August 25, 2026.

Approval of Minutes

1. **Request Approval of the Minutes from the Public Hearing Held on June 25, 2026**

Motion to: Approve

The Board voted to approve the minutes from the Public Hearing held on Thursday, June 25, 2026.

RESULT: Passed (3-0)

MOVER: Russell Berry

SECONDER: Dee Crouch

AYES: Lisa Mitchum, Dee Crouch, Russell Berry

ABSENT: Mike Yeager, Billy Cranford

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**

Zoning Manager Lisa Eschman presented Petition # VAR 26-016 filed by Mike Klett requesting a rear building setback variance for property located at 105 Maple Leaf Road, Sharpsburg (Parcel # 122-6069-087). She explained that the subject property is Lot 94, Phase 1A, located within the Timberbrook Development, contains 0.20± acres and is 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 twelve (12) dwelling units per acre versus typical single-family residential lots which generally range from one (1) to five (5) 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. She further explained that the applicant proposes to expand the existing rear patio and construct a roof over the expanded area. While the patio expansion does not require a setback variance, the proposed roof is considered a structure and must comply with setback requirements. The applicant is requesting a variance to reduce the required rear building setback from 40 feet to 27 feet (a reduction of 13 feet) to allow construction of the covered patio that would provide shade and improve the functionality of the outdoor living area.

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

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

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 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.

There were no questions for staff.

Chairperson Mitchum asked if the applicant was present.

Mr. Mike Klett, the applicant, was present but declined to address the Board.

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 the 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 (Parcel # 122-6069-087).

RESULT: PASSED (3-0)

MOVER: Dee Crouch

SECONDER: Russell Berry

AYES: Lisa Mitchum, Dee Crouch, Russell Berry

ABSENT: Mike Yeager, Billy Cranford

Motion to: Recommend Approval

The Board voted to recommend that the Board of Commissioners approve a 13-foot rear building setback reduction (from 40 feet to 27 feet) for property located at 105 Maple Leaf Road, Sharpsburg (Parcel # 122-6069-087) as requested in Petition # VAR-26-016 filed by Mike Klett, subject to the following conditions:

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.

RESULT: PASSED (3-0)

MOVER: Russel Berry

SECONDER: Dee Crouch

AYES: Lisa Mitchum, Dee Crouch, Russell Berry

ABSENT: Mike Yeager, Billy Cranford

Chairperson Mitchum reminded the applicant that a final decision regarding the variance request would be rendered by the Board of Commissioners on Tuesday, August 25, 2026, at 6:00 p.m.

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

Zoning Manager Eschman presented 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 (Parcel # 071-5215-078). She explained that the property is Lot 142, Phase 3 of the North Shore at Lake Redwine Subdivision, consists of 0.65± acres, is zoned *RC (Rural Conservation)*, 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. She further explained that the applicant is requesting a variance from the required 50-foot front building setback to allow the construction of a detached garage measuring approximately 12 feet by 20 feet. The proposed structure will be utilized for personal household storage and vehicle parking. It will be designed to match the existing residence in appearance, including the siding, roofing materials, color, and architectural style, in accordance with the requirements of the Homeowners Association (HOA). According to the submitted site plan, the proposed detached garage will be located approximately 11 feet from the principal dwelling at its closest point, meeting the minimum required building separation. The proposed garage will encroach 22 feet into the required 50-foot front building setback along Old Still Run. The setback reduction would be from the required 50 feet to 28 (a 22-foot reduction) feet from the right-of-way of Old Still Run.

Ms. Eschman highlighted 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 the proposed detached garage.

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 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.

There were no questions for staff.

Chairperson Mitchum asked whether the applicant was present.

Mr. David Stephens, representative for the applicant, was present but declined to address the Board.

Chairperson Mitchum asked if there were any comments in support or opposition of this variance request. There were none.

Motion to: Close the Public Hearing

The Board voted to close the 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 (Parcel # 071-5215-078).

RESULT: Passed (3-0)

MOVER: Dee Crouch

SECONDER: Russell Berry

AYES: Lisa Mitchum, Dee Crouch, Russell Berry

ABSENT: Mike Yeager, Billy Cranford

Motion to: Recommend Approval

The Board voted to recommend the Board of Commissioners approve a 22-foot front building setback reduction (from 50 feet to 28 feet) for property located at 8 Old Still Run, Newnan (Parcel # 017-5215-078) as requested in Petition # VAR-26-017 filed by Mike and Melissa Wulf, subject to the following conditions:

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.

RESULT: Passed (3-0)

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

Chairperson Mitchum reminded the applicant that a final decision regarding the variance request would be rendered by the Board of Commissioners on Tuesday, August 25, 2026, at 6:00 p.m.

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**

Zoning Manager Eschman presented Petition # CONDUSE 26-06 filed by Philip Beegle requesting a *Conditional Use Permit (CUP)* for property located on Copeland Road, Newnan [Parcel # 044-5255-033 (partial)]. She explained that the subject property consists of 107.78± acres and is zoned *RC (Rural Conservation)*. She further explained that the applicant is requesting a *Conditional Use Permit (CUP)* pursuant to *Article 7, Section 75, Item 8*, to establish a private family cemetery. The proposed burial area will encompass 0.230± acres (10,000± square feet) and access to the cemetery will be provided via a 10-foot-wide access easement from Copeland Road.

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

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 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 in 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.

There were no questions for staff.

Chairperson Mitchum asked if the applicant was present.

Ms. Eschman stated that the applicant was not present.

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

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding Petition # CONDUSE 26-06 filed by Philip Beegle requesting a *Conditional Use Permit (CUP)* to establish a private family cemetery on property located on Copeland Road, Newnan [Parcel # 044-5255-033 (partial)].

RESULT: Passed (3-0)

MOVER: Russell Berry

SECONDER: Dee Crouch

AYES: Lisa Mitchum, Dee Crouch, Russell Berry

ABSENT: Mike Yeager, Billy Cranford

Motion to: Recommend Approval

The Board voted to recommend that the Board of Commissioners approve Petition # CONDUSE 26-06 filed by Philip Beegle requesting a *Conditional Use Permit (CUP)* to establish a private family cemetery on property located on Copeland Road, Newnan [Parcel # 044-5255-033 (partial)], subject to the following conditions.

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.

RESULT: Passed (3-0)

MOVER: Dee Crouch

SECONDER: Russell Berry

AYES: Lisa Mitchum, Dee Crouch, Russell Berry

ABSENT: Mike Yeager, Billy Cranford

Chairperson Mitchum reminded everyone present that a final decision regarding the variance request would be rendered by the Board of Commissioners on Tuesday, August 25, 2026, at 6:00 p.m.

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**

Zoning Coordinator Nicole Blackwell presented Petition # CONDUSE 26-05 filed by Joshua Herr of Will Dell, LLC on behalf of Go Church, Inc. requesting expansion of a *Conditional Use Permit (CUP)* associated with a church on property located at 3935, 3955, and 3965 East Highway 34 and 622 Lassetter Road, Sharpsburg (Parcels # 133-6092-021, # 133-6092-013, # 133-6092-019, and # 133-6092-009A), totaling 33.44± acres. She explained that the portions of the property addressed as 3935 and 3965 East Highway 34 are zoned *RC-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 a 7.0± acre parcel located off East Highway 34 are zoned *RC (Rural Conservation)* and are not currently subject to a *Conditional Use Permit*. She further explained that the applicant is requesting approval to expand the existing *Conditional Use Permit* to encompass the entire 33.44± acre property.

Ms. Blackwell presented the following history of previous zoning requests:

- December 6, 1994 (Petition # ZA 021-94A): A *Conditional Use Permit* was approved to establish a church facility on 10± acres.
- October 15, 2001 (Petition # 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 (Petition # ZA 039-10): A *Conditional Use Permit* was approved to expand the main assembly area, relocate the existing ballfield (with operating hours of 9:00 a.m. to 9:00 p.m., Monday through Sunday), allow weekday pre-school/nursery/elementary or home school instruction, Christian school or Bible College uses, and amend previous condition # 1 of Petition # ZA 024-01 to allow permanent access to Lassetter Road.

Ms. Blackwell explained that the applicant is requesting a *Conditional Use Permit* to allow the phased expansion of the existing church into a campus-style religious facility. She

stated that the proposed campus would include expanded worship facilities, educational and childcare spaces, administrative offices, conference and event facilities, recreational amenities, walking trails, open space, and supporting infrastructure. She noted that the development is proposed to occur in phases and could include up to approximately 250,000± square feet of enclosed building area at full build-out. The site plan depicts an expansion of the existing sanctuary, additional parking, a Go Bible College/Media Production Center, a Global Office, a Go Missions/Conference Center, a Storage/Maintenance/Operations Management building, a chapel, an amphitheater, green space, and a basketball court. She added that the applicant also submitted conceptual architectural renderings showing buildings with stone-accented exteriors.

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

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

1. 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 submitted 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.

There were no questions for staff.

Chairperson Mitchum asked if the applicant was present.

Mr. Joshua Herr, applicant, of Willow Dell LLC, Tyrone, Georgia addressed the Board. He explained that he is a member of Go Church and is serving as the developer and general contractor for the project. He further explained that the church recently acquired several properties adjacent to its existing campus and is requesting an amendment to its Conditional Use Permit to incorporate those parcels into a single, unified campus. He explained that, following discussions with County staff, the church elected to update the entire Conditional Use Permit to better reflect its current operations and long-term vision. He stated that the church's long-term vision is centered on community engagement, ministry outreach, and church planting through satellite campuses. He explained that the church retained BCA Studios to prepare a long-range vision for the campus. The plan includes phased improvements such as additional parking, community gathering spaces, ministry buildings, educational facilities, and infrastructure improvements designed to support church operations, outreach, education, and community service. He stated that the first phase of development would be the expansion of the parking area, which would add approximately 161 parking spaces, improve internal traffic, and provide an additional access point to Highway 34. He noted that engineering plans have been completed and are ready for submission pending approval of the Conditional Use Permit. In closing, he stated that the requested Conditional Use Permit amendment reflects the church's commitment to responsible stewardship, continued community involvement, and long-term ministry growth while providing facilities that will benefit both the congregation and the surrounding community.

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

Mr. Anthony Ray Parham, Sharpsburg, spoke in opposition to the request. He explained that he is a long-time resident of Lassetter Road and expressed significant concerns regarding the ongoing and increased traffic impacts associated with the church. He further explained that traffic conditions on Lassetter Road have changed substantially over the years, resulting in increased congestion, speeding concerns, and potential safety issues for residents, including children living along the roadway. He requested that additional traffic improvements be considered as part of the request, including improved access to Highway 34, additional roadway improvements, and other traffic control measures to help reduce impacts on Lassetter Road.

Ms. Susan White, Sharpsburg, spoke in support of the request. She explained that she resides in the Parks Timber Subdivision near Lassetter Road and disagreed with concerns regarding traffic impacts associated with the church. She acknowledged that traffic congestion may occur briefly following Sunday services but stated that she has not experienced significant traffic issues during the week. She noted that she has not observed excessive speeding on Lassetter Road and noted that traffic in the area is not solely related to church activities, as Lassetter Road serves as a cut-through route for other motorists.

Chairperson Mitchum called for a rebuttal from the applicant.

Mr. Herr explained that safety is the church's highest priority. He further explained that the proposed plan includes an additional egress onto Highway 34 and that the church is working with *GDOT (Georgia Department of Transportation)* to determine the most effective way to implement the improvement. He indicated that the purpose of the additional access is to improve traffic flow along Highway 34 and traffic on the property. Mr. Herr added that the church strives to be accommodating to neighboring property owners and makes every effort to hear and address concerns raised by the community. He acknowledged that, because of the size of the church, some concerns may not immediately reach the appropriate individual but noted that the church takes those concerns seriously. He also acknowledged that traffic can become challenging during periods of high attendance, particularly during Easter services. He explained that the church has worked with the Sheriff's Office to assist with traffic control during those events and recognizes that Sunday traffic can present challenges. He concluded that the proposed improvements are intended to improve traffic flow and safety and are not intended to increase congestion or negatively impact neighboring properties.

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding Petition # CONDUSE 26-05 filed by Joshua Herr of Will Dell, LLC on behalf of Go Church, Inc. requesting expansion of a *Conditional Use Permit (CUP)* associated with a church on property located at 3935, 3955, and 3965 East Highway 34 and 622 Lassetter Road, Sharpsburg (Parcels # 133-6092-021, # 133-6092-013, # 133-6092-019, and # 133-6092-009A).

RESULT: Passed (3-0)

MOVER: Dee Crouch

SECONDER: Russell Berry

AYES: Lisa Mitchum, Dee Crouch, Russell Berry

ABSENT: Mike Yeager, Billy Cranford

Motion to: Recommend Approval

The Board voted to recommend that the Board of Commissioners approve a *Conditional Use Permit (CUP)* for the properties located at 3935, 3955 and 3965 East Highway 34 and 622 Lassetter Road, Sharpsburg (Parcels # 133-6092-021, # 133-6092-013, # 133-6092-019, and # 133-6092-009A) as requested in Petition # CONDUSE 26-05 filed by Joshua Herr, Willow Dell, LLC on behalf of Go Church Inc., subject to the following conditions:

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 submitted 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.

RESULT: Passed (3-0)

MOVER: Dee Crouch

SECONDER: Lisa Mitchum

AYES: Lisa Mitchum, Dee Crouch, Russell Berry

ABSENT: Mike Yeager, Billy Cranford

Chairperson Mitchum reminded the applicant that a final decision regarding the variance request would be rendered by the Board of Commissioners on Tuesday, August 25, 2026, at 6:00 p.m.

Additional Business

Zoning Manager Eschman explained that the next Board of Zoning Appeals meeting is scheduled for August 20, 2026, at 6:00 p.m.

Adjournment

Motion to: Adjourn

The Board voted to adjourn the meeting.

RESULT: Passed (3-0)

MOVER: Russell Berry

SECONDER: Dee Crouch

AYES: Lisa Mitchum, Dee Crouch, Russell Berry

ABSENT: Mike Yeager, Billy Cranford

Chairperson

Read, approved, and adopted this the _____ day of _____, 2026.

ATTEST: _____
BOZA Clerk