



Board of Zoning Appeals

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Public Hearing

Agenda

Shannon Zerangue
County Clerk
770.254.2601

August 20, 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 July 23, 2026

Petitions

2. Public Hearing Regarding Petition # VARIANCE 26-21 Filed by Gary Adams Requesting a Distance Between Buildings Variance for Property Located at 253 Timber Creek Estates Drive, Sharpsburg - District 4

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: August 20, 2026
RE: Minutes from the Public Hearing Held on July 23, 2026

Issue:

Minutes from the Public Hearing Held on July 23, 2026

Discussion:

The Clerk has prepared the minutes from the Public Hearing held on July 23, 2026.

Fiscal Impact:

N/A

Recommendation:

Staff recommends that the Board approve the minutes from the Public Hearing held on July 23, 2026.



Community Development

To: Board of Zoning Appeals
From: Nicole Blackwell, Zoning Coordinator
Date: August 20, 2026
RE: Petition #: VAR 26-21
Applicant: Gary Adams
Property Owners: Elijah Sleigh, Rachel Sleigh
Location: 253 Timber Creek Estates Drive, Sharpsburg
Commission District: 4th - Commissioner Reidelbach
Tax Parcel(s): 132-6088-142
Property Size: 2.025± acres
Current Zoning: RC (Rural Conservation)
Requested Zoning: N/A
Proposed Use: Seeking approval to build a covered patio 7 feet from edge of existing pool
Public Hearing (Date, Time, Location): August 20, 2026 at 6:00 PM - 37 Perry Street, Newnan

Issue:

Petition # VAR 26-21 Filed by Gary Adams Requesting a Distance Between Buildings Variance (from 10-feet to 3-feet) for Property Located at 253 Timber Creek Estates Drive, Sharpsburg

Discussion:

Gary Adams has filed a variance application seeking approval to build a covered patio addition to the existing home 7 feet from the edge of an existing pool for property located at 253 Timber Creek Estates Drive, Sharpsburg (see attached staff report).

Fiscal Impact:

N/A

Recommendation:

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

1. The covered patio shall be located no closer than seven (7) feet from the pool and shall comply with all other applicable setback and development requirements.
2. Footings must be designed by an engineer to not impose any loads to the pool walls. Engineer's design and approval must be provided for footing inspection.
3. A septic location evaluation shall be completed to verify that the proposed patio will be the proper distance from the septic system.

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): GARY ADAMS
Address of Applicant(s): [REDACTED]
Phone #: [REDACTED] E-mail address: [REDACTED]
Address of Subject Property: 253 TIMBER CREEK ESTATES DR, SHARPSBURG, GA 30277
Property Tax I.D. #: 132 6088 142

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 4 Section 47 Item 8

Brief description of requested use: We would like to add a shed roof to the existing home for the purpose of protection from the direct sun exposure. the shed roof rough measurements will be 10' from the house running about 40' in length parallel to the home.

Applicant's reason for not conforming to the Zoning Ordinance: The current layout of pool (accessory structure) from the house just under 18'. The code requirement is 10' between structures. With soffit overhang we will be requesting a 3' variance to accommodate the desired 10' of shed roof and overhang.

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

In order for the owner to fully utilize the pool and home purchased without danger to their health, a large shaded area is required due to a family history of skin cancer. This is a safety and livability request due to the current state of the property, structure and pool.

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

We could potentially request an administrative variance of 10% which would result in a roughly T' shed roof overhang. This measure tends to be far less functional for laying out furniture and navigate walking pathways.

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 area where this alteration will take place is too narrow for the desired modification where the pool is located in relation to the home.

II. Does property contain exceptional topographic conditions?

N/A

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

If the owners are an extension of the property with consideration to their health, the yes. A fully shaded area will be a must have for them to fully use and enjoy their pool.

IV. Are there other existing extraordinary or exceptional circumstances?

The pool location as we have explored all other options. The exit door from the home is in a direct path to the pool where this overhang is being proposed

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.

Yes, it may be difficult to properly layout a navigatable floor plan to support walkways and furniture.

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 request is a 30% reduction from the intent and purposed ordinance. In addition, I believe the "accessory structure" nature is intended more for fire code. I don't believe this is particularly intended to protect a pool.

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 Zoning Board of Appeals

From: Nicole K. Blackwell, Zoning Coordinator

Re: Variance Request
Art. 4, Sec. 47 – Distance Between Buildings
Applicant: Gary Adams
Location: 253 Timber Creek Estates Drive, Sharpsburg (2.025± acres)
Petition # VAR 26-021
Tax ID #: 132-6088-142
4th Commission District

Date: August 6, 2026

The subject property, located at 253 Timber Creek Estates Drive within the Timber Creek Estates subdivision in Sharpsburg, is approximately 2.025 acres and is zoned RC (Rural Conservation). According to qPublic, the property contains a 3,567-square-foot single-family residence constructed in 2012 and an 18-foot by 36-foot pool constructed in 2016.

The applicant proposes to construct a covered patio addition attached to the rear of the principal residence. The proposed patio roof will extend 11 feet from the exterior wall and measure 44 feet in length. According to the site plan, the patio would be located approximately seven (7) feet from the edge of the existing pool. Article 4, Section 47 of the Coweta County Zoning and Development Ordinance requires a minimum separation of ten (10) feet between principal and accessory structures, and pools are classified as accessory structures under the Ordinance. The applicant is therefore requesting a variance to reduce the required separation from ten (10) feet to seven (7) feet, a reduction of three (3) feet.

The applicant states that the covered patio would provide shade from direct sunlight. The applicant further states that a shaded area is needed to allow the property owner to use the pool and residence while limiting sun exposure due to a family history of skin cancer.

Staff comments regarding this request are as follows:

Public Utilities

Environmental Health:

No objections to the proposed variance for the distance between covered patio and pool. A septic location evaluation should be required, to determine if the proposed patio will be the proper distance from the septic system.

Community Development

Building Official:

Footings must be designed by an engineer to not impose any loads to the pool walls engineers design and approval must be provided for footing inspection.

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) district. The proposed structure is residential in nature and consistent with the use and character of adjacent and nearby properties.

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

Response: The variance is internal to the subject property and does not appear to adversely affect the use or usability of adjoining parcels. No impacts to neighboring residences are anticipated.

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

Response: The pool is existing and its location limits the amount of space available to construct a covered patio that meets the 10-foot separation requirement.

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 variance request relates only to the placement of a covered patio addition and will not increase the demand on public infrastructure, 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 existing placement of the residence and pool limits the area available for the proposed covered patio.

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 covered patio would provide a shaded area that would allow the property owner to use the residence and pool while limiting exposure to direct sunlight. The Board must determine whether this constitutes a hardship.

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

Response: This request does not result from any intentional action of the applicant to violate the requirements of this ordinance.

According to Article 28, Section 284, a variance can only be recommended for approval if the Board of Zoning Appeals finds and states the basis for said findings, all of the following exist:

- A. Through no action or fault of the property owner or predecessor there are extraordinary and/or exceptional circumstances.

Response: Placement of the existing house and existing pool limits the buildable area for the proposed covered patio.

- 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: Strict application of the Ordinance would require the proposed covered patio to maintain a minimum ten (10) foot separation from the existing pool. Compliance would require the applicant to reduce or redesign the patio, which may limit the amount of shaded outdoor area provided. The applicant states that the shaded area is needed to limit sun exposure due to a family history of skin cancer.

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

Response: The requested variance is being sought due to the restricted buildable area caused by the existing home and existing pool.

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

1. The pool is existing and its location limits the amount of space available to construct a covered patio that meets the 10-foot separation requirement.
2. The Board should consider if this request is justified by a hardship as the ordinance requires.

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

1. The covered patio shall be located no closer than seven (7) feet from the pool and shall comply with all other applicable setback and development requirements.
2. Footings must be designed by an engineer to not impose any loads to the pool walls. Engineer's design and approval must be provided for footing inspection.
3. A septic location evaluation shall be completed to verify that the proposed patio will be the proper distance from the septic system.

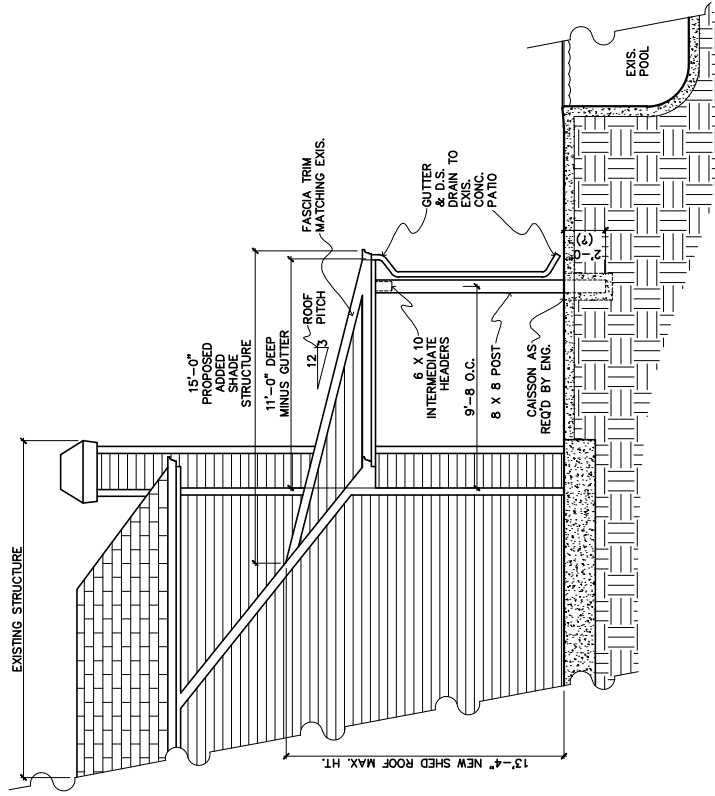
The following meetings for this request will be held at 6:00 PM in the Commission Chambers located at 37 Perry Street, Newnan, GA 30263:

- Public Hearing with Board of Zoning Appeals – **Thursday, August 20, 2026**
- Final Decision with Board of Commissioners – **Tuesday, September 22, 2026**

The applicant or their designated representative is recommended to attend the Public Hearing.

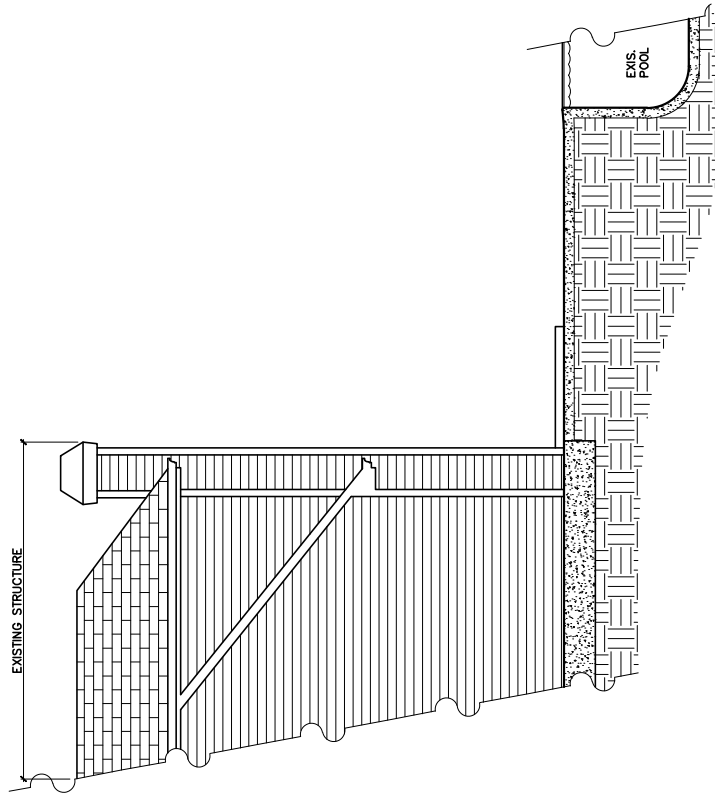
c: Gary Adams

REVISIONS:	
DATE:	
DATE:	
DATE:	
SCALE:	3/16" = 1'-0"
DATE:	5-29-26
FILE:	
TTG:	



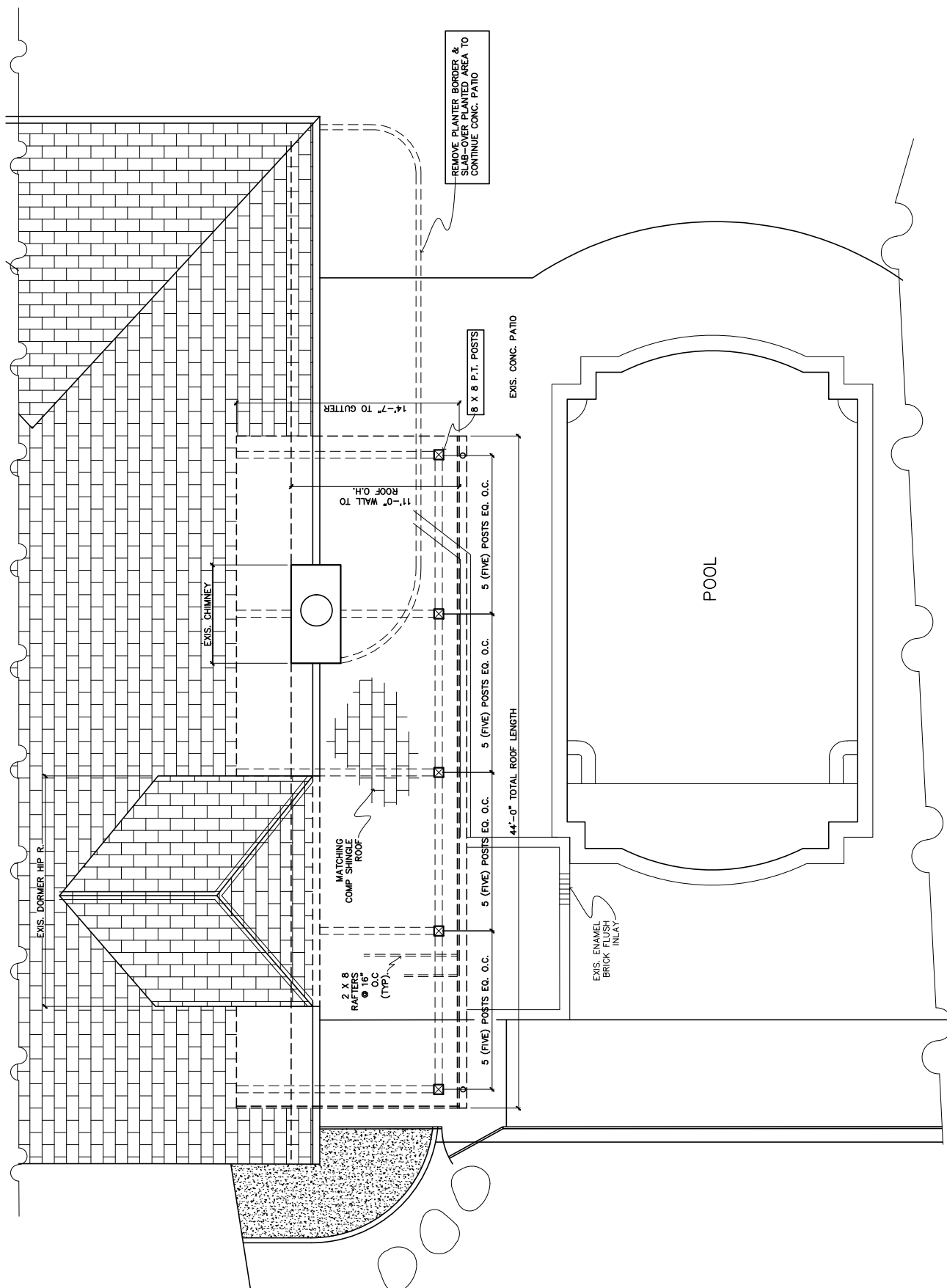
**PROPOSED ADDITION: WEST
 SECTION/ELEVATION**

SCALE: 3/16" = 1'-0"

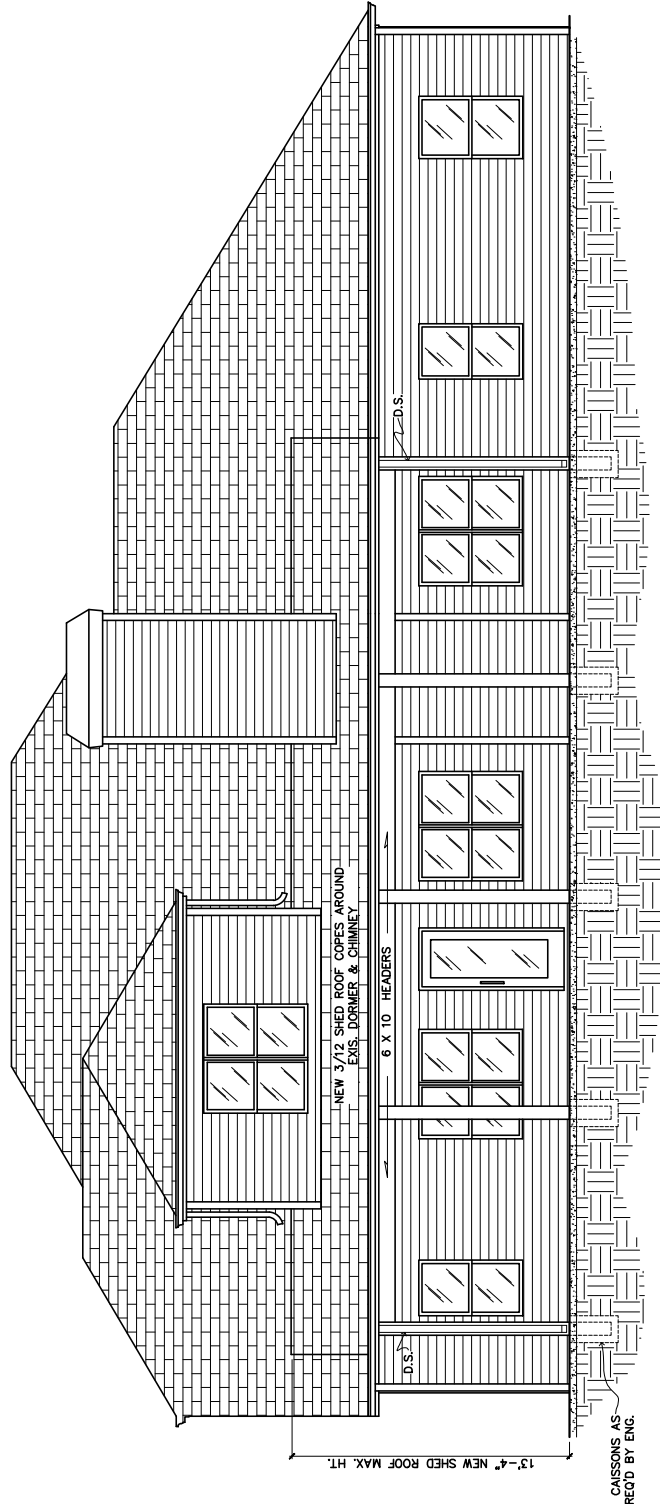


**EXISTING CONDITION: WEST
 SECTION/ELEVATION**

SCALE: 3/16" = 1'-0"



PLAN: PROPOSED ADDITION

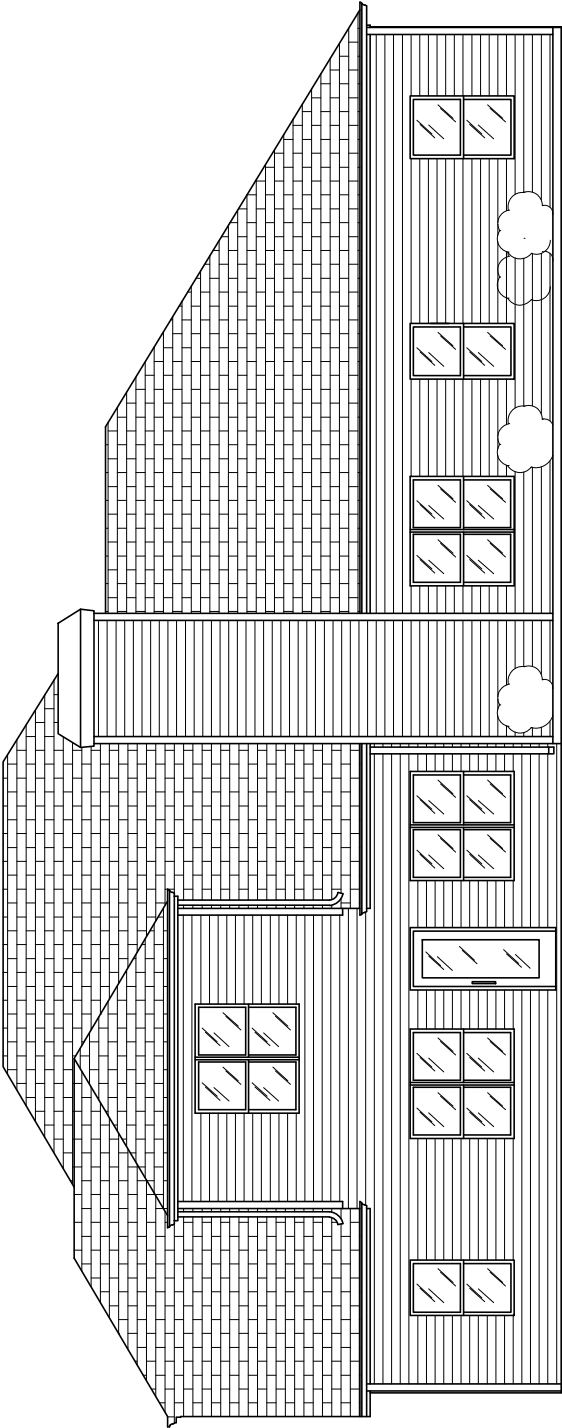


**PROPOSED ADDITION: SOUTH
 ELEVATION**

SCALE: 3/16" = 1'-0"

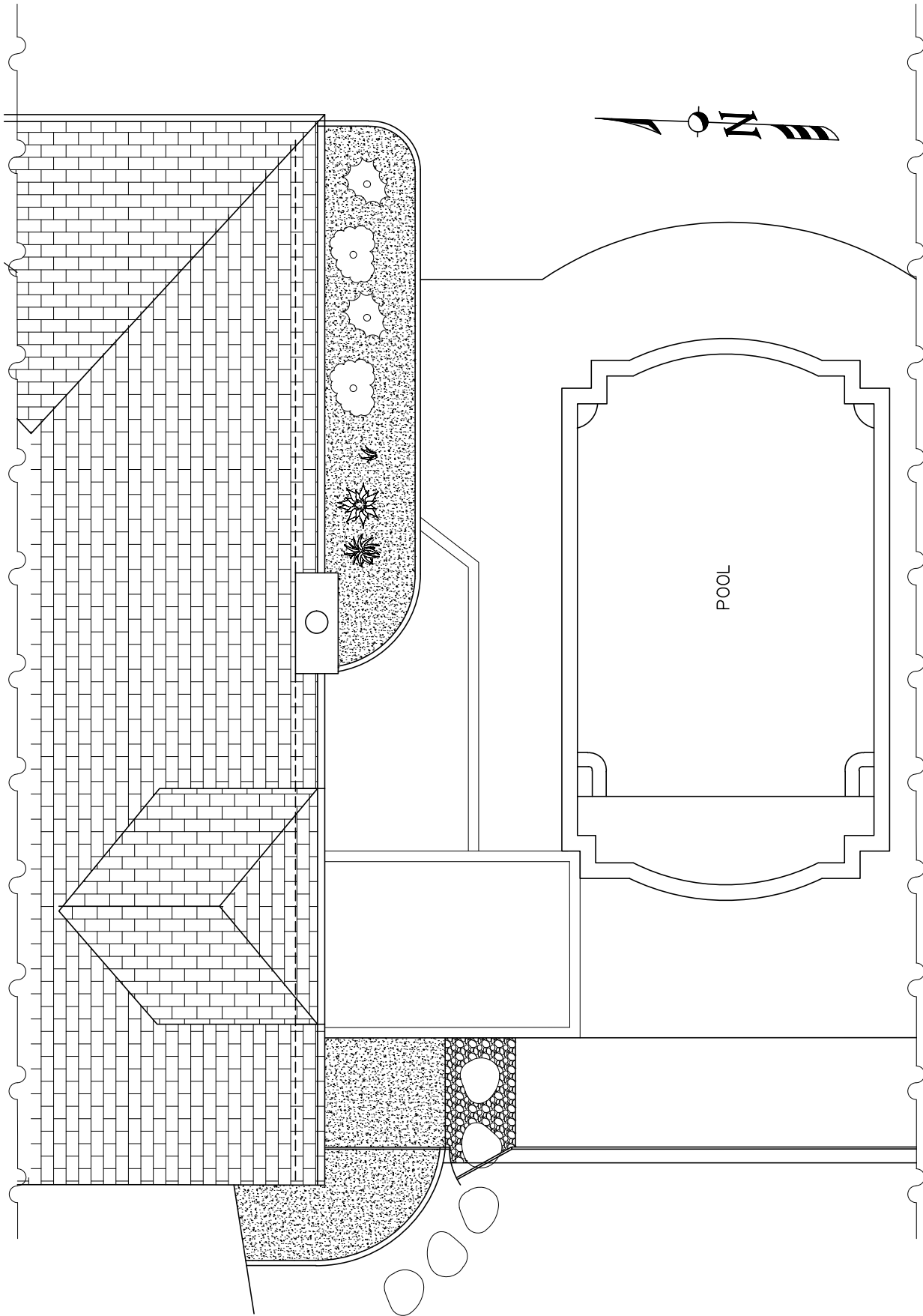


SITE PHOTOS



EXISTING CONDITION: SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

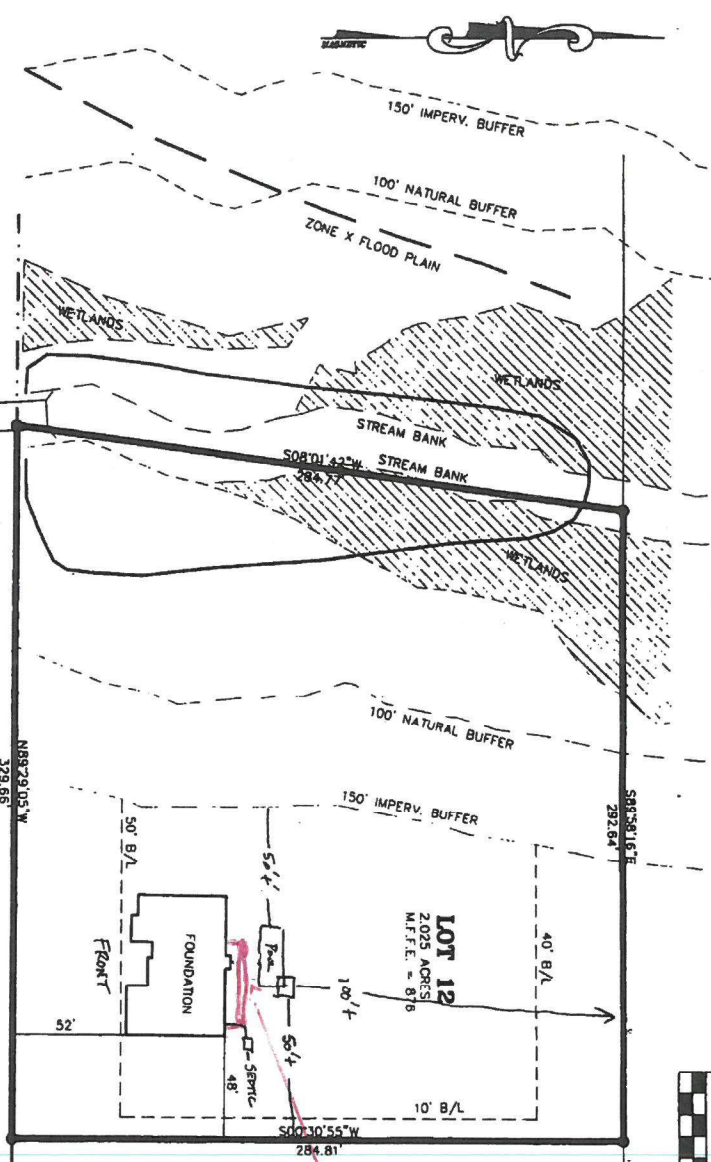


PLAN: EXISTING CONDITION

SCALE: 3/16" = 1'-0"

AS PER OFFICIAL F.I.R.M. MAP 13077C0170C DATED MAY 16, 2006
 THIS PROPERTY IS NOT LOCATED IN A DESIGNATED 100 YEAR FLOOD HAZARD AREA.

GRAPHIC SCALE



TIMBER CREEK ESTATES DRIVE ~ 50' R/W

- LEGEND**
- R/W RIGHT OF WAY
 - I.P. IRON PIN FOUND
 - C.T. GRADUATED TOP PLACED
 - R.B. REMAINING TOP PIPE
 - N.T. OPEN TOP PIPE
 - N/L. FOUND OR FORMERLY
 - B.L. BUILDING LINE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS BEEN CHECKED FOR ANGULAR ERROR OF PER ANGLE POINT AND WAS ADJUSTED USING PER ANGLE. THIS PLAT HAS BEEN CALCULATED FOR CLOSE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN FEET.

TYPE OF EQUIPMENT USED: JORDAN GTS 313

7' from quarter edge

DUSTIN SHAW

LOT 12 TIMBER CREEK ESTATES

LOCATED IN LAND LOT 88 OF THE 6TH DISTRICT
 COMETA COUNTY GEORGIA

SCALE: 1"=50' DATE: NOVEMBER 22, 2011

PROJECT NAME: 11-182

JOB NUMBER: 11-182



PREPARED BY
 MCLAIN SURVEYING, INC.

LAND SURVEYING LAND PLANNING ENGINEERING SERVICES
 6 MADISON STREET NEWNAN, GEORGIA 30263
 PHONE: 770-251-8823 - FAX: 770-251-8805 - EMAIL: mclain@mcclain.org

2/4/16

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

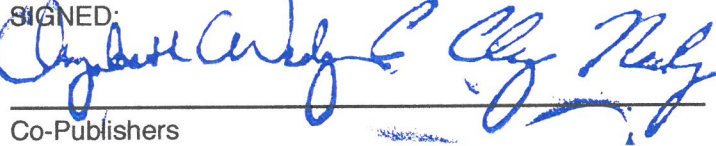
July 22, 2026

Notice of Public Hearing

Notice is hereby given that the Coweta County Board of Zoning Appeals will hear an
appeal filed by Gary Adams requesting the following variance: Art. 4, Sec 47 –
Distance Between Buildings Reduction for property located at 253 Timber Creek
Estates Dr, Sharpsburg (Tax ID #: 132-6088-142). The meeting will be held on
Thursday, August 20, 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 88 of the
6th District, Coweta County, Georgia, being Lot 12, of Timber Creek Estates
Subdivision, as per plat recorded at Plat Book 88, Pages 300-307, Coweta County,
Georgia Records. As set forth in the Americans with Disabilities Act of 1990, the
Coweta County Government does not discriminate based on disability and will assist
citizens with special needs given proper notice (48 hours). For assistance with
special needs, please (770) 254-2608. For questions regarding the public hearing,
please contact the Community Development Department (770) 254-2635. This being
the 22nd day of July 2026 Coweta County Community Development Department
No:85811-7-22

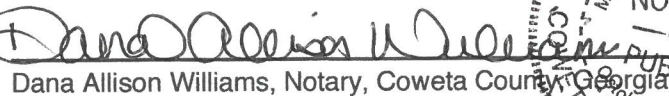
That said newspaper was regularly issued and circulated
on those dates.

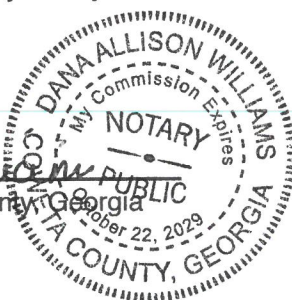
SIGNED:



Co-Publishers

Subscribed to and sworn to me this 22nd day of July 2026.


Dana Allison Williams, Notary, Coweta County, Georgia



My commission expires: October 22, 2029

02100746 00144432

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