



Board of Zoning Appeals

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Public Hearing

Minutes

Lisa Eschman
770.254.2635

August 20, 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
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
Micah Pitts	Development Review Associate	Present

The Coweta County Board of Zoning Appeals conducted a Public Hearing on Thursday, August 20, 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, September 22, 2026, at 6:00 p.m.

Approval of Minutes

1. Request Approval of the Minutes from the Public Hearing held on July 23, 2026

Motion to: Approve

The Board voted to approve the minutes from the Public Hearing held on Thursday, July 23, 2026.

RESULT: Passed (4 to 0)

MOVER: Russell Berry

SECONDER: Billy Cranford

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

ABSENT: Mike Yeager

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

Zoning Coordinator Nicole Blackwell presented Petition# VARIANCE 26-21 filed by Gary Adams requesting a distance between buildings variance for property located at 253 Timber Creek Estates Drive, Sharpsburg (Parcel# 132-6008-142). She explained that the subject property is located within the Timber Creek Estates subdivision, consists of 2.025± acres and is zoned RC (Rural Conservation). She further explained that, according to County tax records, the property contains a 3,567-square-foot single-family residence constructed in 2012 and an 18-foot by 36-foot swimming pool constructed in 2016. She noted that the applicant proposes to construct a covered patio addition attached to the rear of the principal residence. The proposed patio roof would extend approximately eleven (11) feet from the exterior wall and measure 44 feet in length. Based on the submitted site plan, the proposed patio would be located approximately seven (7) feet from the edge of the existing pool. She explained that 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 request is therefore to reduce the required separation from ten (10) feet to seven (7) feet, a reduction of three (3) feet. The proposed covered patio would provide shade from direct sunlight and allow for use of the pool and residence while limiting sun exposure because of a family history of skin cancer.

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

1. The pool already exists, 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.

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. 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. The footings must be designed by an engineer to not impose any loads onto the pool walls. The 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.

Ms. Blackwell asked if there were questions for staff. There were none.

Chairperson Mitchum asked if the applicant was present.

Mr. Greg Adams, the applicant's father and a resident of Sharpsburg, Georgia, addressed the Board on behalf of Gary Adams. He stated that he was familiar with the project and described the existing house and pool as beautiful. However, he noted that there is currently no shaded area to provide relief from the sun. He expressed concern about sun exposure, particularly for fair-skinned family members, and stated that the proposed addition would be well-designed and seamlessly blend with the existing structure.

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

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing for Petition # VARIANCE 26-21 filed by Gary Adams requesting a distance between buildings variance for property located at 253 Timber Creek Estates Drive, Sharpsburg (Parcel # 132-6008-142).

RESULT: Passed (4 to 0)

MOVER: Billy Cranford

SECONDER: Dee Crouch

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

ABSENT: Mike Yeager

Motion to: Recommend Approval

The Board voted to recommend that the Board of Commissioners approve Petition # VARIANCE 26-21 filed by Gary Adams requesting a distance between buildings reduction (from 10-feet to 7-feet) for property located at 253 Timber Creek Estates Drive,

Sharpsburg (Parcel # 132-6008-142), subject to the following conditions:

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. The footings must be designed by an engineer to not impose any loads onto the pool walls. The 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.

RESULT: Passed (4 to 0)

MOVER: Billy Cranford

SECONDER: Dee Crouch

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

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, September 22, 2026, at 6:00 p.m.

Additional Business

Zoning Manager Lisa Eschman explained that the next Board of Zoning Appeals meeting is scheduled for September 24, 2026, at 6:00 p.m.

Adjournment

Motion to: Adjourn

The Board voted to adjourn the meeting.

RESULT: Passed (4 to 0)

MOVER: Dee Crouch

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