



Coweta County Board of Zoning Appeals

Public Hearing

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~ Agenda ~

Angela White
770.254.2635

Thursday, October 27, 2022

6:00 PM

Commission Chambers

I. Meeting Called to Order

Attendee Name	Present	Absent	Late	Arrived
District 3 - Chairman George Harper	☐	☐	☐	
District 1 - Vice-Chairman Lisa Mitchum	☐	☐	☐	
District 2 Royce Williams	☐	☐	☐	
District 4 Craig Jackson	☐	☐	☐	
District 5 Delia Crouch	☐	☐	☐	

II. Approval of Minutes

1. Board of Zoning Appeals - Public Hearing - Sep 22, 2022 6:00 PM

III. Public Hearing

A. Petitions

1. VAR 22-000054 - Fields, Jason - Buffer Reduction

Article 25 Buffer Reduction - 100-ft to 50-ft

Marion Beavers Rd, Sharpsburg

Tax I.D. 124 1054 005 (partial)

Commission District Commissioner Poole

2. VAR 22-000058 - Pulte Home Co, LLC dba Del Webb Community

Variances (5)

Art 9A Sec 92A Dimensional Requirements

Min Floor Area Square Footage Reduced from 1500 sq.ft. to 1250 sq.ft for no more than 30% of units

Art 9A Sec 92A Dimensional Requirements

Front Yard Setback Reduction from 135-ft to 85-ft/Hollz Pkwy and 100-ft to 50-ft/Posey Rd

Art 24 Sec 246.6 Development Requirements

R-O-W Reduction From 50-ft to 36-ft to place pedestrian sidewalks 5-ft behind the back of curb

Art 24 Sec 246 Development Requirements

Tree Preservation Amendment to Allow for Required Tree Placements to be within the Lot or Open Space

Art 24 Sec 246 Development Requirements

Parking Increase within the Amenity Center to 200 vehicle and 75 golf-cart parking spaces

Hollz Parkway/Posey Road
Tax I.D. 108 6008 002-4, 108 5113 001, 109 5112 002
Commission District Commissioner Reidelbach

3. VAR # 22-000044 - Grace Premier Senior Living of Georgia, LLC
Art. 25. Sec. 251
Buffer Requirements - 50-ft to 0-ft
Tax I.D. 133 6092 013
Commission District Commissioner Poole

4. VAR # 22-000046- Grace Premier Senior Living of Georgia, LLC
Art 24. Sec 246.10
Stormwater Facility Location (50-ft to 10-ft)
Tax I.D. 133 6092 013
Commission District Commissioner Poole

5. VAR # 22-000057- Billie Jo DeLong
Art. 23
Front Building Setback Reduction (50-ft to 48.8-ft)
Tax I.D. 139-1108-019
Commission District Commissioner Poole

IV. Additional Business

A. Next BOZA Mtg - November 15, 2022

V. 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 (seven working days). For more information, please call 770.254.2608.