



Coweta County Board of Zoning Appeals

Public Hearing

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~ Minutes ~

Angela White
770.254.2635

Thursday, October 27, 2022

6:00 PM

Commission Chambers

I. Meeting Called to Order

Attendee Name	Title	Status	Arrived
George Harper	District 3 - Chairman	Present	
Lisa Mitchum	District 1 - Vice-Chairman	Present	
Royce Williams	District 2	Present	
Craig Jackson	District 4	Present	
Delia Crouch	District 5	Present	
Jonathan Amason	Community Development Director	Present	
Angela White	Assistant Community Development Director	Present	
Lisa Eschman	Zoning Coordinator	Present	

II. Approval of Minutes

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

On motion of Board member Crouch, seconded by Board member Mitchum, passing unanimously, the Board voted to approve the minutes from the Public Hearing held on September 22, 2022.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Delia Crouch, District 5
SECONDER:	Lisa Mitchum, District 1 - Vice-Chairman
AYES:	George Harper, Lisa Mitchum, Craig Jackson, Delia Crouch
ABSENT:	Royce Williams

III. Public Hearing

A. Petitions

1. 13424 : VAR 22-000054 - Fields, Jason

The applicant, Jason Fields, is looking to move his business, RJ Performance, to the subject property off Marion Beavers Road, just north of SR 16 and south of the Norfolk Southern Railroad. The parcel, acquired by Clayton Land Group in June 2022, is a total of 17.78 acres. The parcel will be divided, and Mr. Fields will be acquiring Tract "B" with 9 acres. The parcel is zoned M-Industrial

The conceptual site plan entails 4 potential buildings (2x10,000 sq. ft; 15,000 sq. ft; and a 20,000 sq. ft.) within the development. This would allow room for the applicant to grow the business over time. In addition, a stormwater management pond and parking are also included on the site.

The plan also includes a 50-ft buffer running parallel to the railroad, its' northern property line. The railroad is zoned RC-Rural Conservation and would require a 100-ft buffer under Article 25. The applicant notes that with

the separation created by the stormwater pond, wetlands running off the northern border, and the railroad itself; the 50-ft buffer would serve to prevent any impact on the residential lots on the northern side of the railroad. The applicant advises that the property owners directly across the railroad have offered verbal support for the buffer reduction however staff has not received any supporting documents for the file at the time of this report.

The Community Development Department submits the following Factors:

1. Based on staff comments and recommended conditions, the proposed use should not have any adverse impact on public facilities.
2. While a buffer reduction of 50-ft has been sought by the applicant for northern property line, the existing 50-ft buffer along with the railroad would provide screening from adjacent residential properties further north on Marion Beavers Road.
3. Input of residential parcels across from the railroad are of utmost importance in supporting our neighborhoods.

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

1. The buffer reduction shall be limited to 50-ft along the northern property line/railroad tracks.
2. A buffer evaluation will be required at the time of permitting to determine if the existing vegetation within the 50-ft buffer will provide an adequate visual screen for the property across the railroad tracks from the development. Additional buffer plantings and berm may be required if the existing vegetation does not provide an adequate visual screen.

There were no questions from the Board for Staff.

Applicant Representative: Neal Spradlin, 45 Little Rd. Sharpsburg, Ga. 30277

That the railroad is zoned RC was a surprise as it is the heaviest industrial use existing. The business is not a typical auto shop, it is more a customization, performance and hot rod conversion business.

The Chairman called for anyone who wished to speak in favor/opposition of this request. There were none.

Staff received an email of support from Fred and Ana Lombardi, 207 Marion Beavers Rd. Sharpsburg, Ga. 30277

On motion of Board member Jackson, seconded by Board member Crouch, passing unanimously, the Board voted to close the Public Hearing Regarding VARIANCE-22-000054.

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	Craig Jackson, District 4
SECONDER:	Delia Crouch, District 5
AYES:	George Harper, Lisa Mitchum, Craig Jackson, Delia Crouch
ABSENT:	Royce Williams

Recommend Approval of Petition # VAR 22-54 Filed by Jason Fields Requesting a Buffer Variance for Property Located off Marion Beavers Road, Sharpsburg
BOZA Minutes: October 27, 2022

The applicant, Jason Fields, is looking to move his business, RJ Performance, to the subject property off Marion Beavers Road, just north of SR 16 and south of the Norfolk Southern Railroad. The parcel, acquired by Clayton Land Group in June 2022, is a total of 17.78 acres. The parcel will be divided, and Mr. Fields will be acquiring Tract "B" with 9 acres. The parcel is zoned M-Industrial

The conceptual site plan entails 4 potential buildings (2 x 10,000 sq. ft; 15,000 sq. ft; and a 20,000 sq. ft.) within the development. This would allow room for the applicant to grow the business over time. In addition, a stormwater management pond and parking are also included on the site.

The plan also includes a 50-foot buffer running parallel to the railroad, its' northern property line. The railroad is zoned *RC (Rural Conservation)* and would require a 100-foot buffer under Article 25. The applicant notes that with the separation created by the stormwater pond, wetlands running off the northern border, and the railroad itself; the 50-foot buffer would serve to prevent any impact on the residential lots on the northern side of the railroad. The applicant advises that the property owners directly across the railroad have offered verbal support for the buffer reduction however staff has not received any supporting documents for the file at the time of this report.

The Community Development Department submits the following Factors:

1. Based on staff comments and recommended conditions, the proposed use should not have any adverse impact on public facilities.
2. While a buffer reduction of 50-feet has been sought by the applicant for northern property line, the existing 50-foot buffer along with the railroad would provide screening from adjacent residential properties further north on Marion Beavers Road.
3. Input of residential parcels across from the railroad are of utmost importance in supporting our neighborhoods.

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

1. The buffer reduction shall be limited to 50-feet along the northern property line/railroad tracks.
2. A buffer evaluation will be required at the time of permitting to determine if the existing vegetation within the 50-ft buffer will provide an adequate visual screen for the property across the railroad tracks from the development. Additional buffer plantings and berm may be required if the existing vegetation does not provide an adequate visual screen.

There were no questions from the Board for Staff.

Applicant Representative: Neal Spradlin, 45 Little Rd. Sharpsburg, Ga. 30277

That the railroad is zoned RC was a surprise as it is the heaviest industrial use existing. The business is not a typical auto shop, it is more a customization, performance, and hot rod conversion business.

The Chairman called for anyone who wished to speak in favor/opposition of this request. There were none.

Staff received an email of support from Fred and Ana Lombardi, 207 Marion Beavers Rd. Sharpsburg, Ga. 30277

On motion of Board member Jackson, seconded by Board member Crouch, passing unanimously, the Board voted to close the Public Hearing Regarding VARIANCE-22-000054.

Tax I.D. 124 1054 005 (partial)

Commission District Commissioner Poole

On motion of Board member Crouch, seconded by Board member Mitchum, passing unanimously, the Board voted to recommend that the Board of Commissioners grant the request of VARIANCE-22-000054, subject to the following conditions:

1. The buffer reduction shall be limited to 50-ft along the northern property line/railroad tracks.
2. A buffer evaluation will be required at the time of permitting to determine if the existing vegetation within the 50-ft buffer will provide an adequate visual screen for the property across the railroad tracks from the development. Additional buffer plantings and berm may be required if the existing vegetation does not provide an adequate visual screen.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	11/17/2022 6:00 PM	
MOVER:	Delia Crouch, District 5	
SECONDER:	Lisa Mitchum, District 1 - Vice-Chairman	
AYES:	George Harper, Lisa Mitchum, Craig Jackson, Delia Crouch	
ABSENT:	Royce Williams	

2. Recommend Approval of Petition # VAR 22-58 Filed by Pulte Home Co, LLC (dba Del Webb Community) Requesting a Minimum Floor Square Footage Variance, Front Yard Setback Variances, Right-of-Way Variance, Tree Preservation Variance, and Parking Space Variances for Property Located on Posey Road and Holz Parkway

BOZA Minutes: October 27, 2022

The subject property is approximately 580.59 ± acres within five (5) parcels located on Posey Road, Baker Road and westward towards Holz Parkway. The property is currently zoned *RC (Rural Conservation)* but the applicant has submitted a rezoning request for *RRCC (Residential Retirement Community Care District)* with a 1236-unit residential retirement community. That will be heard under Petition REZ 22-000033 on November 17, 2022.

On August 25, 2022, the Board of Zoning Appeals conducted a Public Hearing on Variance Petition VAR 22-000045 for 9 variances. Those variances included the following:

Requesting from Ordinance -

1. Minimum Lot Size Reduction:
 - a. 3,250 square feet (from 8,500 square feet to 5,250 square feet - 30%)
 - b. 2,000 square feet (from 8,500 square feet to 6,500 square feet - 45%)
 - c. 250 square feet (from 8,500 square feet to 8,250 square feet - 25%)
2. Minimum Front Yard Setback from 20-feet to 15-feet)
3. Minimum Side Yard Setback (from 10-feet to 5-feet)
4. Minimum Rear Yard Setback (from 40-feet to 10-feet)
5. Lot Width Reduction at Front Setback (from 60-feet to 42-feet for no more than 30% of units)
6. Building Design Standards - Sec 94A.5 Building Design will be offered as an option to potential buyers.
7. Maximum Building Height Increase of 10-feet 1-in (for a 45-feet in height Clubhouse

Spire)

8. Requesting two (2) access points on east side - Posey
9. Requesting three (3) access points on west side - Posey

Those previous variances and the BOZA recommendations will be going to the Board of Commissioners on November 17, 2022, along with this request.

This Petition VARIANCE-22-000058 includes the following five (5) variance requests:

1. Min Floor Area Square Footage Reduced from 1,500 square feet to 1,250 square feet for no more than 30% of units
2. ~~Front Yard Setback Reduction from 135-feet to 85-feet/Holz Pkwy and 100-feet to 50-feet/Posey Rd~~ WITHDRAWN
3. R-O-W Reduction From 50-feet to 36-feet to place pedestrian sidewalks 5-feet behind the back of curb
4. Tree Preservation Amendment to Allow for Required Tree Placements to be within the Lot or Open Space
5. Parking Increase within the Amenity Center to 200 vehicle and 75 golf-cart parking spaces

The Community Development Department submits the following Key Factors for Consideration in reviewing the **Variance Request #1 Reduction of Minimum Floor Square Footage:**

1. The RRCC district allows 12 units per acre, thus the functional density for a single-family product is limited by lot size. Any reduction to this minimum equals an increase in the density achieved thus creating a higher density development
2. Continued reductions in lot sizes and residential sizes to gain a higher density product, has the potential to remove future RRCC developments.

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

1. The minimum square footage shall be no smaller than 1,250 square feet for a maximum of 370 dwellings (30%).

Variance Request # 2: WITHDRAWN

The Community Development Department submits the following Key Factors for Consideration in reviewing the **Variance Request # 3 Right-of-Way Reduction To Place Pedestrian Sidewalks Behind the Back of Curb:**

1. Based upon staff comments and recommended conditions, the proposed request to reduce the right-of-way should not have any adverse impact on public facilities.
2. This is a common request to allow room for the vehicle to be parked in the drive and not blocking the sidewalk.

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

1. The recorded final plat and homeowner's association covenants shall state that the maintenance of sidewalks shall be the responsibility of the Homeowner's Association.
2. There shall be a 14-foot sidewalk and utility easement at the edge of the right-of-way line for all streets with right-of-way less than 50-feet in width.

The Community Development Department submits the following Key Factors for Consideration in reviewing the **Variance Request # 4 Tree Preservation Amendment to Allow Required Tree**

Placements to be Placed Within the Lot or Open Space:

1. If the Board grants the lot size reduction, it becomes difficult to situate the required trees on the lot when the house is large, and the yard is small.
2. Trees provide many aesthetic effects as well as health benefits. Included them in the development is important for the overall development.

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

1. The applicant shall meet all the caliper tree inches within the combination of lots and open space of the residential development.

The Community Development Department submits the following Key Factors for Consideration in reviewing the **Variance Request # 5 Parking Increase Within the Amenity Center:**

1. Based upon staff comments and recommended conditions, the proposed use should not have any adverse impact on public facilities.
2. Without a parking analysis, requirements are limited to the current Ordinance requirements. However, pervious material will serve to limit the runoff of too much paved surface area.

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

1. The fully needed parking requirement should be met for each amenity facility, and if parking is to exceed the maximum allowed then that parking surface should be of a pervious material.

Board member Harper asked about the pervious parking requirement. Pervious materials will only be required for the area that exceeds the maximum standard.

Applicant Representative: George Rosenzweig, 75 Jackson St., Newnan, Ga. 30263

This is a new product for Coweta County so not all aspects are addressed within the County Ordinance. The lot sizes will be driven by the market, and the smallest house size is approximately 1,260 square feet priced in the mid \$400s. This developer provides heavy buffers and berms in the rear of each house and additional buffers will be added to abutting subdivision lots. This product will offer buyers smaller lots to maintain while increasing open space and the reductions do not increase density.

The Chairman called for anyone who wished to speak in favor/opposition of this request.

Speaking in Opposition:

Ernest Garrett, President of the Springwater HOA, 45 Spring Ridge Ct. Newnan, Ga. 30265

This development will cause Posey Rd. to be widened and a roundabout added at a cost of \$1M with the developer only paying a small portion leaving the taxpayers to foot the largest part of this expense. Springwater consists of 1-acre lots and the noise from the interstate is too much since Ritchie Brothers cleared their land.

William A. Rowe, 35 Springwater Chase, Newnan, Ga. 30265

Mr. Rowe did not wish to address the Board but provided an Audience Participation Form citing concerns about traffic and emergency services on SR 154.

George Danosis, 20 Springview Pl. Newnan, Ga. 30265

Mr. Danosis submitted an Audience Participation Form but did not address the Board and also did not indicate his concerns or if he was in favor/opposition.

On motion of Board member Crouch, seconded by Board member Jackson, passing unanimously, the Board voted to close the Public Hearing regarding VARIANCE-22-000058.

Tax I.D. 108 6008 002-4, 108 5113 001, 109 5112 002

Commission District Commissioner Reidelbach

The subject property is approximately 580.59 ± acres within 5 parcels located

on Posey Road, Baker Road and westward towards Holz Parkway. The property is currently zoned RC, but the applicant has submitted a rezoning request for RRCC (Residential Retirement Community Care District) with a 1236-unit residential retirement community. That will be heard under Petition REZ 22-000033 on November 17, 2022.

On August 25, 2022, the Board of Zoning Appeals conducted a Public Hearing on Variance Petition VAR 22-000045 for 9 variances. Those variances included the following:

Ordinance	Requesting from
1. Minimum Lot Size Reduction - 3250 sq. ft. sq. ft. (30%)	8500 sq. ft to 5250
2000 sq. ft.	8500 sq. ft to 6500
sq. ft. (45%)	
250 sq. ft.	8500 sq. ft to 8250 sq. ft.
(25%)	
2. Minimum Front Yard Setback - 5-ft	20-ft. to 15-ft
3. Minimum Side Yard Setback - 5-ft	10-ft to 5-ft
4. Minimum Rear Yard Setback - 30-ft	40-ft to 10-ft
5. Lot Width Reduction @ Front Setback - 18-ft (No more than 30% of units)	60-ft to 42-ft
6. Building Design Standards Design	Sec 94A.5 Building
option to potential buyers.	Will be offered as an
7. Max Bldg. Height - 10-ft 1-in Clubhouse Spire	45-ft height for
8. Requesting 2 access pts on east side - Posey	
9. Requesting 3 access pts on west side - Posey	

Those previous variances and the BOZA recommendations will be going to the Board of Commissioners on November 17, 2022, along with this request. This Petition VARIANCE-22-000058 includes the following 5 variance requests:

1. Min Floor Area Square Footage Reduced from 1500 sq. ft. to 1250 sq. ft. for no more than 30% of units
2. ~~Front Yard Setback Reduction from 135 ft to 85 ft/Holz Pkwy and 100 ft to 50 ft/Posey Rd~~ **WITHDRAWN**
3. R-O-W Reduction From 50-ft to 36-ft to place pedestrian sidewalks 5-ft behind the back of curb
4. Tree Preservation Amendment to Allow for Required Tree Placements to be within the Lot or Open Space
5. Parking Increase within the Amenity Center to 200 vehicle and 75 golf-cart parking spaces

The Community Development Department submits the following Key Factors for Consideration in reviewing the **Variance Request #1**:

1. The RRCC district allows 12 units per acre, thus the functional density for a single-family product is limited by lot size. Any reduction to this minimum equals an increase in the density achieved thus creating a higher density development

2. Continued reductions in lot sizes and residential sizes to gain a higher density product, has the potential to remove future RRCC developments.

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

1. The minimum square footage shall be no smaller than 1250 sq. ft. for a maximum of 370 dwellings (30%).

Variance Request # 2: WITHDRAWN

The Community Development Department submits the following Key Factors for Consideration in reviewing the **Variance Request # 3:**

1. Based upon staff comments and recommended conditions, the proposed request to reduce the right-of-way should not have any adverse impact on public facilities.
2. This is a common request to allow room for the vehicle to be parked in the drive and not blocking the sidewalk.

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

1. The recorded final plat and homeowner's association covenants shall state that the maintenance of sidewalks shall be the responsibility of the Homeowner's Association.
2. There shall be a 14-ft sidewalk and utility easement at the edge of the right-of-way line for all streets with right-of-way less than 50-ft in width.

The Community Development Department submits the following Key Factors for Consideration in reviewing the **Variance Request # 4:**

1. If the Board grants the lot size reduction, it becomes difficult to situate the required trees on the lot when the house is large, and the yard is small.
2. Trees provide many aesthetic effects as well as health benefits. Included them in the development is important for the overall development.

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

1. The applicant shall meet all the caliper tree inches within the combination of lots and open space of the residential development.

The Community Development Department submits the following Key Factors for Consideration in reviewing the **Variance Request # 5:**

1. Based upon staff comments and recommended conditions, the proposed use should not have any adverse impact on public facilities.
2. Without a parking analysis, requirements are limited to the current Ordinance requirements. However, pervious material will serve to limit the runoff of too much paved surface area.

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

1. The fully needed parking requirement should be met for each amenity facility, and if parking is to exceed the maximum allowed then that

parking surface should be of a pervious material.

Board member Harper asked about the pervious parking requirement. Pervious materials will only be required for the area that exceeds the maximum standard.

Applicant Representative: George Rosenzweig, 75 Jackson St., Newnan, Ga. 30263

This is a new product for Coweta County so not all aspects are addressed within the County Ordinance. The lot sizes will be driven by the market, and the smallest house size is approximately 1260 SF priced in the mid \$400s. This developer provides heavy buffers and berms in the rear of each house and additional buffers will be added to abutting subdivision lots. This product will offer buyers smaller lots to maintain while increasing open space and the reductions do not increase density.

The Chairman called for anyone who wished to speak in favor/opposition of this request.

Speaking in Opposition:

Ernest Garrett, President of the Springwater HOA, 45 Spring Ridge Ct. Newnan, Ga. 30265

This development will cause Posey Rd. to be widened and a roundabout added at a cost of \$1M with the developer only paying a small portion leaving the taxpayers to foot the largest part of this expense. Springwater consists of 1 acre lots and the noise from the interstate is too much since Ritchie Brothers cleared their land.

William A. Rowe, 35 Springwater Chase, Newnan, Ga. 30265

Mr. Rowe did not wish to address the Board but provided an Audience Participation Form citing concerns about traffic and emergency services on SR 154.

George Danosis, 20 Springview Pl. Newnan, Ga. 30265

Mr. Danosis submitted an Audience Participation Form but did not address the Board and also did not indicate his concerns or if he was in favor/opposition. On motion of Board member Crouch, seconded by Board member Jackson, passing unanimously, the Board voted to close the Public Hearing regarding VARIANCE-22-000058.

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]

MOVER: Delia Crouch, District 5

SECONDER: Craig Jackson, District 4

AYES: Harper, Mitchum, Williams, Jackson, Crouch

13425 : VAR 22-000058 - Pulte Home Co, LLC Reduce Minimum Floor SF 1500 to 1250

Board member Jackson visited a similar development in Griffin and was very impressed. The layout worked nicely and there were lots of golf carts.

Question to developer: How large is the Griffin development?

Answer: 1,700 units now with a total of 3,400 when completed.

On motion of Board member Mitchum, seconded by Board member Jackson, passing unanimously, the board voted to recommend approval of **VARIANCE -22-000058 Request #1** with the following condition(s):

1. The minimum square footage shall be no smaller than 1250 sq. ft. for

a maximum of 370 dwellings (30%).

RESULT:	RECOMMENDED APPROVAL [UNANIMOUS]
MOVER:	Lisa Mitchum, District 1 - Vice-Chairman
SECONDER:	Craig Jackson, District 4
AYES:	George Harper, Lisa Mitchum, Craig Jackson, Delia Crouch
ABSENT:	Royce Williams

13425 : VAR 22-000058 - Pulte Home Co, ROW Reduction from 50' to 36'

On motion of Board member Mitchum, seconded by Board member Crouch, passing unanimously, the Board voted to recommend approval of

VARIANCE-22-2000058 Request # 3 with the following conditions:

1. The recorded final plat and homeowner's association covenants shall state that the maintenance of sidewalks shall be the responsibility of the Homeowner's Association.
2. There shall be a 14-ft sidewalk and utility easement at the edge of the right-of-way line for all streets with right-of-way less than 50-ft in width.

RESULT:	RECOMMENDED APPROVAL [UNANIMOUS]
MOVER:	Lisa Mitchum, District 1 - Vice-Chairman
SECONDER:	Delia Crouch, District 5
AYES:	George Harper, Lisa Mitchum, Craig Jackson, Delia Crouch
ABSENT:	Royce Williams

13425 : VAR 22-000058 - Pulte Home Co, LLC Tree Preservation - Lot or Open Space placement

On motion of Board member Jackson, seconded by Board member Crouch, passing unanimously, the Board voted to recommend approval of

VARIANCE-22-000058 Request # 4, with the following conditions:

1. The applicant shall meet all the caliper tree inches within the combination of lots and open space of the residential development.

RESULT:	RECOMMENDED APPROVAL [UNANIMOUS]
MOVER:	Craig Jackson, District 4
SECONDER:	Delia Crouch, District 5
AYES:	George Harper, Lisa Mitchum, Craig Jackson, Delia Crouch
ABSENT:	Royce Williams

13425 : VAR 22-000058 - Pulte Home Co, LLC Parking increase & Golf Cart parking

Board member Crouch stated that the parking was actually a gross reduction if the golf cart spaces are half the size of a regular parking space, then the total parking space area would equal 238 regular size parking spaces.

On motion of Board member Jackson, seconded by Board member Crouch,

passing unanimously, the Board voted to recommend approval of **VARIANCE-22-000058 Request #5** with the following conditions:

1. The fully needed parking requirement should be met for each amenity facility, and if parking is to exceed the maximum allowed then that parking surface should be of a pervious material.

RESULT:	RECOMMENDED APPROVAL [UNANIMOUS]
MOVER:	Craig Jackson, District 4
SECONDER:	Delia Crouch, District 5
AYES:	George Harper, Lisa Mitchum, Craig Jackson, Delia Crouch
ABSENT:	Royce Williams

3. 13426 : VAR 22-000044 - Grace Premier Senior Living of Georgia, LLC

The subject property is a vacant, wooded lot with a total area of 7.07± acres located off SR 34, zoned (**RC (Rural Conservation)**). The subject site is situated between the Go Church campus to the east, and an established residential community, Bradford Station to the west and south.

The applicant is requesting the **O-I (Office-Institutional)** zoning district for an assisted living and memory care facility under Rezoning Petition #: REZ 22-000030. The proposed assisted living/memory care facility will have an approximate building footprint of 69,109 sq ft. The design will consist of an 84-bed senior living, private care apartments, which includes 59 assisted living and 25 memory care units.

If the applicant is successful with the rezoning, the O-I property will adjoin a RC (Rural Conservation) zoning district along the eastern, western, and southern property boundaries which requires a 50-ft buffer. Also, the proposed stormwater facility is required to be located 50-ft from any property zoned or utilized as a residential use.

The Community Development Department submits the following Factors for Consideration in reviewing the request for **VARIANCE-22-000044:**

1. Based on staff comments and recommended conditions, the proposed request should not have any adverse impact on public facilities.
2. The impact on the adjoining neighbors to the west, and south and east should carry great weight in this decision.

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

1. The applicant shall provide an inter-parcel access easement to allow for traffic circulation to and from SR 34 through each parcel (Parcel 133 6092 024, South Metro Ministries, Inc., and the development site).
2. A 50-ft planted buffer shall be planted along the entire western property line. A landscape plan shall be submitted and approved by the Community Development Department to ensure planted materials

meet the requirements under Article 25 and provide appropriate screening to the adjoining residentially zoned properties.

3. A 50-ft planted buffer shall be planted along the south and southeast property lines adjoining Lot 7, Lot 8, and Lot 9 (pt.) located within the Bradford Station. A landscape plan shall be submitted and approved by the Community Development Department to ensure planted materials meet the requirements under Article 25 and provide appropriate screening to the adjoining residentially zoned properties.

There were no questions from the Board for Staff.

Applicant: Romey Schwieterman, 4516 Verdant Woods Ct. Powder Springs, Ga. 30127

Applicant Representative: Kyle Sharpe, 3475 Corporate Way Ste. A, Duluth, Ga. 30096

Mr. Sharpe: Buffer area at residences will be cleaned up and fortified.

Mr. Schwieterman: Being an investor and managing partner of this project I and my family will be relocating to this area. This facility will have 65-75 staff positions. Location was chosen specifically for ability of Senior participation in church activities and Church participation in facility.

The Chairman called for anyone who wished to speak in favor/opposition of this request.

Don Stephens, 4245 Happy Valley Circle, Newnan, Ga. 30263

Mr. Stephens spoke in favor of this development. The church is excited for the opportunity to participate in the activities of the Senior center. Mr. Stephens has also submitted a letter of support.

Londa L. Wolanin Wagoner, 3676 Salisbury Dr., Lexington KY, 40510

Donald W. Evans, 46 Pear Ct., Sharpsburg, Ga. 30277

Ms. Wagoner and Mr. Evans submitted a letter in opposition of this development. This letter was read into the minutes in its entirety.

Applicant rebuttal comments:

Mr. Schwieterman: We appreciate the neighbor's concerns. Water is routed to the pond and allowable discharge could mitigate the current problems. Plans with more details will be submitted.

On motion of Board member Jackson, seconded by Board member Crouch, passing unanimously, the Board voted to close the Public Hearing for VARIANCE-22-000044.

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	Craig Jackson, District 4
SECONDER:	Delia Crouch, District 5
AYES:	George Harper, Lisa Mitchum, Craig Jackson, Delia Crouch
ABSENT:	Royce Williams

13426 : VAR 22-000044 - Grace Premier Senior Living of Georgia, LLC Buffer Reduction from 50' to 0'

BOZA Minutes: October 27, 2022

The subject property is a vacant, wooded lot with a total area of 7.07± acres located off SR 34, zoned *RC (Rural Conservation)*. The subject site is situated between the Go Church campus to the east, and an established residential community, Bradford Station to the west and south. The applicant is requesting the *O-I (Office-Institutional)* zoning district for an assisted living and memory care facility under rezoning Petition # REZ 22-000030. The proposed assisted living/memory care facility will have an approximate building footprint of 69,109 sq. ft. The design will consist of an 84-bed senior living, private care apartments, which includes 59 assisted living and 25 memory care units.

If the applicant is successful with the rezoning, the O-I property will adjoin a *RC (Rural Conservation)* zoning district along the eastern, western, and southern property boundaries which requires a 50-ft buffer. Also, the proposed stormwater facility is required to be located 50-ft from any property zoned or utilized as a residential use.

The Community Development Department submits the following Factors for Consideration in reviewing the request for **VARIANCE-22-000044**:

1. Based on staff comments and recommended conditions, the proposed request should not have any adverse impact on public facilities.
2. The impact on the adjoining neighbors to the west, and south and east should carry great weight in this decision.

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

1. The applicant shall provide an inter-parcel access easement to allow for traffic circulation to and from SR 34 through each parcel (Parcel 133 6092 024, South Metro Ministries, Inc., and the development site).
2. A 50-ft planted buffer shall be planted along the entire western property line. A landscape plan shall be submitted and approved by the Community Development Department to ensure planted materials meet the requirements under Article 25 and provide appropriate screening to the adjoining residentially zoned properties.
3. A 50-ft planted buffer shall be planted along the south and southeast property lines adjoining Lot 7, Lot 8, and Lot 9 (pt.) located within the Bradford Station. A landscape plan shall be submitted and approved by the Community Development Department to ensure planted materials meet the requirements under Article 25 and provide appropriate screening to the adjoining residentially zoned properties.

There were no questions from the Board for Staff.

Applicant: Romey Schwieterman, 4516 Verdant Woods Ct. Powder Springs, Ga. 30127

Applicant Representative: Kyle Sharpe, 3475 Corporate Way Ste. A, Duluth, Ga. 30096

Mr. Sharpe: Buffer area at residences will be cleaned up and fortified.

Mr. Schwieterman: Being an investor and managing partner of this project I and my family will be relocating to this area. This facility will have 65-75 staff positions. Location was chosen specifically for ability of Senior participation in church activities and Church participation in

facility.

The Chairman called for anyone who wished to speak in favor/opposition of this request.

Don Stephens, 4245 Happy Valley Circle, Newnan, Ga. 30263

Mr. Stephens spoke in favor of this development. The church is excited for the opportunity to participate in the activities of the Senior center. Mr. Stephens has also submitted a letter of support.

Londa L. Wolanin Wagoner, 3676 Salisbury Dr., Lexington KY, 40510

Donald W. Evans, 46 Pear Ct., Sharpsburg, Ga. 30277

Ms. Wagoner and Mr. Evans submitted a letter in opposition of this development. This letter was read into the minutes in its entirety.

Applicant rebuttal comments:

Mr. Schwieterman: We appreciate the neighbor's concerns. Water is routed to the pond and allowable discharge could mitigate the current problems. Plans with more details will be submitted.

On motion of Board member Jackson, seconded by Board member Crouch, passing unanimously, the Board voted to close the Public Hearing for VARIANCE-22-000044.

Tax I.D. 133 6092 013

Commission District Commissioner Poole

On motion of Board member Crouch, seconded by Board member Mitchum, passing unanimously the Board voted to recommend approval of **VARIANCE-22-000044** with the following conditions:

1. The applicant shall provide an inter-parcel access easement to allow for traffic circulation to and from SR 34 through each parcel (Parcel 133 6092 024, South Metro Ministries, Inc., and the development site).
2. A 50-ft planted buffer shall be planted along the entire western property line. A landscape plan shall be submitted and approved by the Community Development Department to ensure planted materials meet the requirements under Article 25 and provide appropriate screening to the adjoining residentially zoned properties.
3. A 50-ft planted buffer shall be planted along the south and southeast property lines adjoining Lot 7, Lot 8, and Lot 9 (pt.) located within the Bradford Station. A landscape plan shall be submitted and approved by the Community Development Department to ensure planted materials meet the requirements under Article 25 and provide appropriate screening to the adjoining residentially zoned properties.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	12/1/2022 6:00 PM	
MOVER:	Delia Crouch, District 5	
SECONDER:	Lisa Mitchum, District 1 - Vice-Chairman	
AYES:	George Harper, Lisa Mitchum, Craig Jackson, Delia Crouch	
ABSENT:	Royce Williams	

4. 13427 : VAR 22-000046 - Grace Premier Senior Living of Georgia, LLC

The subject property is a vacant, wooded lot with a total area of 7.07± acres located off SR 34, zoned RC (Rural Conservation). The subject site is situated between the Go Church campus to the east, and an established residential community, Bradford Station to the west and south.

The applicant is requesting the O-I (Office-Institutional) zoning district for an assisted living and memory care facility under Rezoning Petition #: REZ 22-000030. The proposed assisted living/memory care facility will have an approximate building footprint of 69,109 sq ft. The design will consist of an 84-bed senior living, private care apartments, which includes 59 assisted living and 25 memory care units.

If the applicant is successful with the rezoning, the O-I property will adjoin a RC (Rural Conservation) zoning district along the eastern, western, and southern property boundaries which requires a 50-ft buffer. Also, the proposed stormwater facility is required to be located 50-ft from any property zoned or utilized as a residential use.

The Community Development Department submits the following Factors for Consideration in reviewing the request VARIANCE-22-000046:

1. The property is residential at this point and there is no hardship on the non-developed site in which to meet the stormwater facility location requirements.
2. The impact on the adjoining neighbors to the south and southeast should carry great weight in this decision.

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

1. A written agreement shall be provided between the permittee and the adjacent property owner(s) specifically as to how the discharge of stormwater shall occur and who will be responsible for maintenance of areas downstream of the discharge locations. All requirements from Chapter 30, Article IV (stormwater ordinance) shall be adhered to by the permittee. Required Runoff Reduction practices unless determined to meet the infeasibility exemption shall be provided for separate of the detention/retention ponds.

There were no questions from the Board for Staff.

Applicant Representative: Kyle Sharpe, 3475 Corporate Way Ste. A, Duluth, Ga. 30096

Mr. Sharpe: Church is ok with pond request since it is a parking lot for the church. All runoff goes into pond and pond drains into open space.

Mr. Schwieterman: Being an investor and managing partner of this project I and my family will be relocating to this area. This facility will have 65-75 staff positions. Location was chosen specifically for ability of Senior participation in church activities and Church participation in facility.

The Chairman called for anyone who wished to speak in favor/opposition of this request.

Don Stephens, 4245 Happy Valley Circle, Newnan, Ga. 30263

Mr. Stephens spoke in favor of this development. The church is exited for the opportunity to participate in the activities of the Senior center. Mr. Stephens has also submitted a letter of support.

Londa L. Wolanin Wagoner, 3676 Salisbury Dr., Lexington KY, 40510
Donald W. Evans, 46 Pear Ct., Sharpsburg, Ga. 30277

Ms. Wagoner and Mr. Evans submitted a letter in opposition of this development. This letter was read into the minutes in its entirety.

Applicant rebuttal comments:

Mr. Schwieterman: We appreciate the neighbor's concerns. Water is routed to the pond and allowable discharge could mitigate the current problems. Plans with more details will be submitted.

On motion of Board member Jackson, seconded by Board member Crouch, passing unanimously, the Board voted to close the Public Hearing for VARIANCE-22-000046.

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	Craig Jackson, District 4
SECONDER:	Delia Crouch, District 5
AYES:	George Harper, Lisa Mitchum, Craig Jackson, Delia Crouch
ABSENT:	Royce Williams

13427 : VAR 22-000046 - Grace Premier Senior Living of Georgia, LLC SW Facility location
BOZA Minutes: October 27, 2022

The subject property is a vacant, wooded lot with a total area of 7.07± acres located off SR 34, zoned RC (Rural Conservation). The subject site is situated between the Go Church campus to the east, and an established residential community, Bradford Station to the west and south. The applicant is requesting the *O-I (Office-Institutional)* zoning district for an assisted living and memory care facility under rezoning Petition # REZ 22-000030. The proposed assisted living/memory care facility will have an approximate building footprint of 69,109 sq ft. The design will consist of an 84-bed senior living, private care apartments, which includes 59 assisted living and 25 memory care units.

If the applicant is successful with the rezoning, the O-I property will adjoin a RC (Rural Conservation) zoning district along the eastern, western, and southern property boundaries which requires a 50-ft buffer. Also, the proposed stormwater facility is required to be located

50-ft from any property zoned or utilized as a residential use.

The Community Development Department submits the following Factors for Consideration in reviewing the request VARIANCE-22-000046:

1. The property is residential at this point and there is no hardship on the non-developed site in which to meet the stormwater facility location requirements.
2. The impact on the adjoining neighbors to the south and southeast should carry great weight in this decision.

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

1. A written agreement shall be provided between the permittee and the adjacent property owner(s) specifically as to how the discharge of stormwater shall occur and who will be responsible for maintenance of areas downstream of the discharge locations. All requirements from Chapter 30, Article IV (stormwater ordinance) shall be adhered to by the permittee. Required Runoff Reduction practices unless determined to meet the infeasibility exemption shall be provided for separate of the detention/retention ponds.

There were no questions from the Board for Staff.

Applicant Representative: Kyle Sharpe, 3475 Corporate Way Ste. A, Duluth, Ga. 30096

Mr. Sharpe: Church is ok with pond request since it is a parking lot for the church. All runoff goes into pond and pond drains into open space.

Mr. Schwieterman: Being an investor and managing partner of this project I and my family will be relocating to this area. This facility will have 65-75 staff positions. Location was chosen specifically for ability of Senior participation in church activities and Church participation in facility.

The Chairman called for anyone who wished to speak in favor/opposition of this request.

Don Stephens, 4245 Happy Valley Circle, Newnan, Ga. 30263

Mr. Stephens spoke in favor of this development. The church is exited for the opportunity to participate in the activities of the Senior center. Mr. Stephens has also submitted a letter of support.

Londa L. Wolanin Wagoner, 3676 Salisbury Dr., Lexington KY, 40510

Donald W. Evans, 46 Pear Ct., Sharpsburg, Ga. 30277

Ms. Wagoner and Mr. Evans submitted a letter in opposition of this development. This letter was read into the minutes in its entirety.

Applicant rebuttal comments:

Mr. Schwieterman: We appreciate the neighbor's concerns. Water is routed to the pond and allowable discharge could mitigate the current problems. Plans with more details will be submitted.

On motion of Board member Jackson, seconded by Board member Crouch, passing unanimously, the Board voted to close the Public Hearing for VARIANCE-22-000046.

Tax I.D. 133 6092 013

Commission District Commissioner Poole

On motion of Board member Crouch, seconded by Board member Mitchum, passing unanimously, the Board voted to recommend approval of **VARIANCE -22-000046** with the following conditions:

1. A written agreement shall be provided between the permittee and the adjacent property owner(s) specifically as to how the discharge of stormwater shall occur and who will be responsible for maintenance of areas downstream of the discharge locations. All requirements from Chapter 30, Article IV (stormwater ordinance) shall be adhered to by the permittee. Required Runoff Reduction practices unless determined to meet the infeasibility exemption shall be provided for separate of the detention/retention ponds.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	12/1/2022 6:00 PM	
MOVER:	Delia Crouch, District 5	
SECONDER:	Lisa Mitchum, District 1 - Vice-Chairman	
AYES:	George Harper, Lisa Mitchum, Craig Jackson, Delia Crouch	
ABSENT:	Royce Williams	

5. 13428 : VAR 22-000057 - Billie Jo DeLong

The subject property has a total area of 0.532± acres located at 1353 Johnson Road, zoned RC (Rural Conservation). The vested lot is situated at the corner of Johnson Road and Spear Circle. A single-family residence was originally constructed in 1960.

In 2010, the structure was damaged by fire. The extent of the fire damage is unknown but Building permit #HA10-00377 was issued on 5/11/2010 for fire repair including plumbing, electrical and HVAC.

In October 2021, a new owner acquired the property. Fieldstone General Contractors was hired by the homeowner to make renovations to the existing residence. In 2021, an alteration permit (RES-ADD-21-010036) was submitted to repair damage to the house due to another fire. Upon inspection, it was found by SAFEBuilt, that the house had been expanded by 3-ft for the entire width of the house. The current homeowner nor the contractor had any knowledge of this 3-ft addition. Upon review of the site survey, it was determined the existing home is located 48.9-feet from Spear Circle; therefore, the applicant requests a 1' 2" front building setback reduction along the western property line (Spear Circle).

Based upon communications from the Coweta County Fire Department, there have been several fires at this location. Apparently with non-permitted repairs, the 3-ft addition was made on the non-conforming structure, thus pushing it over the building line; thus, requiring the setback reduction variance.

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

1. Based on staff comments and recommended conditions, the proposed use should not have impact on public facilities or the surrounding area.

2. The 3-ft addition to the existing home occurred prior to 2021, without appropriate building permits.

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

1. The existing residence shall not be located closer than 48--feet from Spear Circle along the western property line.
2. The applicant shall meet all the requirements of the Building and Environmental Health Departments.
3. No occupancy of structure may take place until a Certificate of Occupancy is issued by the Community Development Building Division.

There were no questions from the Board for Staff.

The applicant did not wish to speak to the Board.

The Chairman called for anyone who wished to speak in favor/opposition of this request. There were none.

The applicant provided a letter of agreement that was circulated to the surrounding neighbors and signed by the following residents:

Roderick Anthony, 1377 Johnson Rd. Senoia, Ga. 30276

Charlie Smith, 1382 Johnson Rd. Senoia, Ga. 30276

Hubert Bridges, 1360 Johnson Rd. Senoia, Ga. 30276

Willene Bridges, 5 Spear Cir. Senoia, Ga. 30276

On motion of Board member Jackson, seconded by Board member Crouch, passing unanimously, the Board voted to close the Public Hearing regarding VARIANCE-22-000057.

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	Craig Jackson, District 4
SECONDER:	Delia Crouch, District 5
AYES:	George Harper, Lisa Mitchum, Craig Jackson, Delia Crouch
ABSENT:	Royce Williams

Recommend Approval of Petition # VAR 22-57 Filed by Billie Jo DeLong Requesting a Front Building Setback Variance for Property Located at 1353 Johnson Road, Senoia
BOZA Minutes: October 27, 2022

The subject property has a total area of 0.532± acres located at 1353 Johnson Road, zoned *RC (Rural Conservation)*. The vested lot is situated at the corner of Johnson Road and Spear Circle. A single-family residence was originally constructed in 1960.

In 2010, the structure was damaged by fire. The extent of the fire damage is unknown but Building permit #HA10-00377 was issued on 5/11/2010 for fire repair including plumbing, electrical and HVAC.

In October 2021, a new owner acquired the property. Fieldstone General Contractors was

hired by the homeowner to make renovations to the existing residence. In 2021, an alteration permit (RES-ADD-21-010036) was submitted to repair damage to the house due to another fire. Upon inspection, it was found by SAFEBuilt, that the house had been expanded by 3-ft for the entire width of the house. The current homeowner nor the contractor had any knowledge of this 3-ft addition. Upon review of the site survey, it was determined the existing home is located 48.9-feet from Spear Circle; therefore, the applicant requests a 1' 2" front building setback reduction along the western property line (Spear Circle).

Based upon communications from the Coweta County Fire Department, there have been several fires at this location. Apparently with non-permitted repairs, the 3-ft addition was made on the non-conforming structure, thus pushing it over the building line; thus, requiring the setback reduction variance.

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

1. Based on staff comments and recommended conditions, the proposed use should not have impact on public facilities or the surrounding area.
2. The 3-ft addition to the existing home occurred prior to 2021, without appropriate building permits.

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

1. The existing residence shall not be located closer than 48--feet from Spear Circle along the western property line.
2. The applicant shall meet all the requirements of the Building and Environmental Health Departments.
3. No occupancy of structure may take place until a Certificate of Occupancy is issued by the Community Development Building Division.

There were no questions from the Board for Staff.

The applicant did not wish to speak to the Board.

The Chairman called for anyone who wished to speak in favor/opposition of this request.

There were none.

The applicant provided a letter of agreement that was circulated to the surrounding neighbors and signed by the following residents:

Roderick Anthony, 1377 Johnson Rd. Senoia, Ga. 30276

Charlie Smith, 1382 Johnson Rd. Senoia, Ga. 30276

Hubert Bridges, 1360 Johnson Rd. Senoia, Ga. 30276

Willene Bridges, 5 Spear Cir. Senoia, Ga. 30276

On motion of Board member Jackson, seconded by Board member Crouch, passing unanimously, the Board voted to close the Public Hearing regarding **VARIANCE-22-000057**.

Tax I.D. 139-1108-019

Commission District Commissioner Poole

On motion of Board member Mitchum, seconded by Board member Crouch, passing unanimously, the Board voted to recommend approval of

VARIANCE-22-000057 with the following conditions:

1. The existing residence shall not be located closer than 48-feet from Spear Circle along the western property line.
2. The applicant shall meet all the requirements of the Building and Environmental Health Departments.
3. No occupancy of structure may take place until a Certificate of Occupancy is issued by the Community Development Building Division.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	11/17/2022 6:00 PM	
MOVER:	Lisa Mitchum, District 1 - Vice-Chairman	
SECONDER:	Delia Crouch, District 5	
AYES:	George Harper, Lisa Mitchum, Craig Jackson, Delia Crouch	
ABSENT:	Royce Williams	

IV. Additional Business

A. Next BOZA Mtg - November 15, 2022

November meeting moved to November 15, 2022 due to Thanksgiving Holidays.

December meeting will be held on December 13, 2022, if needed, as no submittals have been received to date.

V. Adjournment

Adjourn

The Board voted to adjourn the meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Craig Jackson, District 4
SECONDER:	Delia Crouch, District 5
AYES:	George Harper, Lisa Mitchum, Craig Jackson, Delia Crouch
ABSENT:	Royce Williams