



Coweta County Board of Zoning Appeals

Public Hearing

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~ Minutes ~

Angela White
770.254.2635

Thursday, October 21, 2021

6:00 PM

Commission Chambers

I. Meeting Called to Order

Attendee Name	Title	Status	Arrived
Craig Jackson	District 2 - Chairman	Present	
George Harper	District 3 - Vice-Chairman	Absent	
Lisa Mitchum	District 1	Present	
Billy Cranford	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	
Linda Ham	Administrative Assistant	Present	

II. Approval of Minutes

1. Board of Zoning Appeals - Public Hearing - Sep 23, 2021 6:00 PM

On motion of Board member Cranford, seconded by Board member Crouch, passing by a vote of 3 to 0, with Board member Jackson abstaining, the Board voted to approve the minutes from the Public Hearing held on September 23, 2021.

RESULT:	APPROVED [3 TO 0]
MOVER:	Billy Cranford, District 4
SECONDER:	Delia Crouch, District 5
AYES:	Lisa Mitchum, Billy Cranford, Delia Crouch
ABSTAIN:	Craig Jackson
ABSENT:	George Harper

III. Public Hearing

A. Petitions

1. VAR 21-010001, VAR 21-010002, VAR 21-010003 - CSH Fischer Crossings ACT, LLC (3)

Variances

Tax I.D. 145 6153 025

Commission District Commissioner Reidelbach

Zoning Coordinator Lisa Eschman presented Petitions # VAR 21-010001, # VAR 21-010002, and # VAR 21-010003 filed by CSH Fischer Crossings requesting a parking variance, an exterior building materials variance, and a buffer variance for property located at the northeast quadrant of Fischer Road and SR 34 (Parcel # 145-6153-025), Sharpsburg. She explained that the subject property is lot # 14 of the Fischer Crossings Development, consists of 13.51± undeveloped acres, is currently zoned RRCC (Residential Retirement Community Care District), and lies within the Quality Development Corridor District (QDCD). The applicant is proposing to construct a 4-story 55+ senior

active lifestyle community with a total of 162 units for independent living. The multi-family residential complex consists of 106 one-bedroom and 56 two-bedroom style units, and each resident within the complex will be provided with a one-car covered garage for storage and parking of a vehicle. Based upon the current ordinance requirements for the RRCC zoning district, the location of the subject property in the QDCD, and the surrounding zoning classifications, the applicant has submitted requests for the three (3) variances. She presented each request individually for consideration by the Board.

There were no questions from the Board for staff.

Ms. Melissa Griffis, applicant representative, explained that the parking will be limited to one (1) spot per resident and residents will not be allowed to have a parking space in addition to a garage. The request to reduce the 50-foot buffer to 10-feet along the southwest property line is due to the proposed rezoning of the property from RC to Commercial (REZ # 21-010004). She further explained that the applicant wishes to make enhancements to the areas of the property that are visible, that the required 100-foot buffer is mature growth trees, and that you will not be able to see the interior U-shape of the building where the change in materials is requested.

Chairman Jackson called for any comments in support of or in opposition to the requests. There were none.

On motion of Board member Crouch, seconded by Board member Mitchum, passing by a vote of 4 to 0, the Board voted to close the Public Hearing regarding Petitions # VAR 21-010001, # VAR 21-010002, and # VAR 21-010003 filed by CSH Fischer Crossings requesting a parking variance, an exterior building materials variance, and a buffer variance for property located at the northeast quadrant of Fischer Road and SR 34 (Parcel # 145-6153-025).

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	Delia Crouch, District 5
SECONDER:	Lisa Mitchum, District 1
AYES:	Craig Jackson, Lisa Mitchum, Billy Cranford, Delia Crouch
ABSENT:	George Harper

Reduce Parking Ratio - Article 9. Sec 94 A.4 Item 2

Ms. Eschman explained that the applicant is requesting to reduce the parking ratio from the required 2.25 spaces per unit to 1.31 spaces per unit. She reviewed the factors considered by staff during the application process and presented three (3) conditions for consideration by the Board should they choose to recommend approval of the request.

The Board agreed that this is a dramatic reduction of parking spaces that does not allow for visitor or caregiver parking.

In response to questions regarding this request, the applicant explained that more people are choosing not to have cars in favor of Uber or Lyft, and more amenity and greenspace is more attractive to buyers. Also, the detention pond is existing, and more parking will require additional detention for runoff.

During business startup, there will be seven (7) employees and then the number will reduce to five (5) or six (6) full-time employees being required to park at the outer perimeter of the parking lot. This same product in other locations has the reduced parking and it has proved to be adequate.

On motion of Board member Mitchum, seconded by Board member Crouch, passing by a vote of 4 to 0, the Board voted to recommend that the Board of Commissioners recommend approval of a parking space reduction for property located at the northeast quadrant of Fischer Road and SR 34, Newnan (Parcel # 145-6153-025) as requested in Petition # VAR 21-010001, subject to the following amended conditions:

1. No parking will be allowed along the right-of-way of Fischer Road or in the surrounding parking lots unless a parking agreement is established and provided the Coweta County.
2. ~~A total of two hundred thirteen (213) parking spaces shall be constructed on site.~~
2. A total of two hundred eighty-six (286) parking spaces shall be constructed on site with residents required to have some type of identifier affixed to the vehicles.
3. The Deed Restriction and Homeowners' Association Requirements shall include the stipulation that each resident can only have one (1) vehicle per unit. The Deed Restriction and Homeowners Association Requirements must be submitted and approved by the County Attorney.

RESULT:	RECOMMENDED APPROVAL [UNANIMOUS]
MOVER:	Lisa Mitchum, District 1
SECONDER:	Delia Crouch, District 5
AYES:	Craig Jackson, Lisa Mitchum, Billy Cranford, Delia Crouch
ABSENT:	George Harper

Reduce the Category A and Category B Exterior Building Materials

Ms. Eschman explained that the applicant is requesting to reduce the percentage of Category A (brick, stone, glass) and Category B (stucco, EFIS, fiber cement board) exterior building materials from the required 75/25 to 50/50 on the rear "U-shaped" area of the proposed building facing the 100-foot undisturbed buffer (north). She reviewed the factors considered by staff during the application process and presented two (2) conditions for consideration by the Board should they choose to recommend approval of the request.

On motion of Board member Cranford, seconded by Board member Crouch, passing by a vote of 4 to 0, the Board voted to recommend that the Board of Commissioners grant exterior building materials variances for property located at the northeast quadrant of Fischer Road and SR 34, Newnan (Parcel # 145-6153-025) as requested in Petition # VAR 21-010002, subject to the following amended conditions:

1. Only the façades of the building elevations facing north toward the 100-foot buffer and facing internally and screened by the opposite building façades shall be comprised of 50% Category A and 50%

Category B building materials. The northwest corner endcap that faces Fischer Road shall maintain Quality Development Corridor District (QDCD) materials.

2. All other exterior building materials shall be comprised of the required 75% Category A and 25% Category B building materials.

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

Reduce the Buffer Along the Southwestern Property Line

Ms. Eschman explained that the applicant is requesting to reduce the buffer along the southern property line from the required 50-feet to 10-feet for placement of a 10-feet landscape buffer. She reviewed the factors considered by staff during the application process and presented three (3) conditions for consideration by the Board should they choose to recommend approval of the request.

On motion of Board member Mitchum, seconded by Board member Crouch, passing by a vote of 4 to 0, the Board voted to recommend that the Board of Commissioners grant a 40-foot buffer reduction (from 50-feet to 10-feet) and placement of a 10-feet landscape buffer along the ~~southern~~ southwestern property line of property located at the northeast quadrant of Fischer Road and SR 34, Newnan (Parcel # 145-6153-025) as requested in Petition # VAR 21-010003, subject to the following conditions:

1. As proffered by the applicant, the landscaping and the amenity areas shall be enhanced throughout the development as shown on the landscape plan submitted with the application.
2. A 10-feet buffer shall be planted along the ~~southern~~ southwestern property line. A landscape plan shall be submitted and approved by the Community Development Department to ensure planted materials provide appropriate screening.
3. The 100-feet undisturbed buffer to the north shall remain.
4. All other landscape requirements throughout the development shall incorporate the Quality Development Corridor District (QDCD) requirements. A landscape plan shall be submitted and approved by the Community Development Department prior to any installation.

RESULT:	RECOMMENDED APPROVAL [UNANIMOUS]
MOVER:	Lisa Mitchum, District 1
SECONDER:	Delia Crouch, District 5
AYES:	Craig Jackson, Lisa Mitchum, Billy Cranford, Delia Crouch
ABSENT:	George Harper

2. 12593 : VAR 21-010004- Barbara French

Zoning Coordinator Eschman presented Petition # VAR 21-010004 filed by Ms. Barbara French requesting a guest house variance for 10.02± acres

located at 1457 Dolly Nixon Road, Senoia (Parcel # 164-1242-043). She explained that the applicant wishes to construct a guest house for family on the subject property, and the current ordinance allows for a 1,000 square feet structure. In order to accommodate larger laundry and bunkroom areas, the applicant is requesting to increase the size of the guest house to 1,156 square feet. She reviewed the factors considered by staff during the application process and presented three (3) conditions for consideration by the Board should they choose to recommend approval of the request.

There were no questions from the Board for staff.

Chairman Jackson called for any comments in support of or in opposition to the request. There were none.

On motion of Board member Cranford, seconded by Board member Crouch, passing by a vote of 4 to 0, the Board voted to close the Public Hearing regarding Petition # VAR 21-010004 filed by Ms. Barbara French requesting a guest house variance for property located at 1457 Dolly Nixon Road, Senoia (Parcel # 164-1242-043).

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

VAR 21-010004 - Barbara French

Tax I.D. 164 1242 043

Commission District Commissioner Poole

On motion of Board member Crouch, seconded by Board member Mitchum, passing by a vote of 4 to 0, the Board voted to recommend that the Board of Commissioners grant a 156 square feet increase (from 1,000 square feet to 1,156 square feet) for a guest house to be located at 1457 Dolly Nixon Road, Senoia (Parcel # 164-1242-043) as requested in Petition # VAR 21-010004 filed by Ms. Barbara French, subject to the following conditions:

1. The applicant shall meet all the requirements of the Building and Environmental Health Departments.
2. The applicant shall comply with all the *Guest House Ordinance* requirements.
3. The guest house shall not exceed a total of 1,156 square feet.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	11/2/2021 6:00 PM	
MOVER:	Delia Crouch, District 5	
SECONDER:	Lisa Mitchum, District 1	
AYES:	Craig Jackson, Lisa Mitchum, Billy Cranford, Delia Crouch	
ABSENT:	George Harper	

3. 12594 : VAR 21-010005- Carisa LeClair

Zoning Coordinator Eschman presented Petition # VAR 21-010005 filed by Ms. Carissa LeClair requesting front and side yard setback variances for

property located at 1394 Macedonia Road, Newnan (Parcel # 059-5165-005). She explained that the subject property consists of 2.0± acres (Tract "A") situated within a parent tract totaling 13.75± acres owned by a relative. The entire 15.75± acres were purchased for a family complex and to share common areas within the subject property. Both tracts are currently zoned *RC-SUP (Rural Conservation w/Special Use Permit)* for a special events venue known as "Macedonia Hills". An existing pool is located centrally on the 13.75± acres and adjoins the 2.0± acres at the southeast property line. The applicant is proposing to construct a pool house as an accessory use to the pool. Based upon the location of the proposed pool house and the topography of the property, the applicant is requesting to eliminate the required 50-foot front yard setback and the required 25-foot side yard setback. The pool house will be constructed 10-feet from the existing pool and will allow the families close access for the shared accessory use. She reviewed the factors considered by staff during the application process and presented three (3) conditions for consideration by the Board should they choose to recommend approval of the request.

There were no questions from the Board for staff.

The applicant explained that the land restricts the location of the pool house. The lender will not allow the lot lines to be redrawn on the existing loan contract, so that is why they are requesting the variance.

Chairman Jackson called for any comments in support of or in opposition to the requests. There were none.

On motion of Board member Crouch, seconded by Board member Mitchum, passing by a vote of 4 to 0, the Board voted to close the Public Hearing regarding Petition # VAR 21-010005 filed by Ms. Carissa LeClair requesting front and side yard setback variances for property located at 1394 Macedonia Road, Newnan (Parcel # 059-5165-005).

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	Delia Crouch, District 5
SECONDER:	Lisa Mitchum, District 1
AYES:	Craig Jackson, Lisa Mitchum, Billy Cranford, Delia Crouch
ABSENT:	George Harper

VAR 21-010004 - Carisa LeClair

Tax I.D. 059 5165 005

Commission District Commissioner Blackburn

On motion of Board member Cranford, seconded by Board member Crouch, passing by a vote of 4 to 0, the Board voted to recommend that the Board of Commissioners grant a 50-foot front yard setback reduction (from 50-feet to 0-feet) and a 25-foot side yard setback reduction (from 25-feet to 0-feet) for property located at 1394 Macedonia Road, Newnan (Parcel # 059-5165-005) as requested in Petition # VAR 21-010005 filed by Ms. Carissa LeClair, subject to the following amended conditions:

1. The proposed pool house shall be located within the southeast

- corner of the 2.00± acre tract near the existing pool, as submitted with the application.
2. The applicant shall meet all requirements of the Building Division and Environmental Health Department.
 3. The pool house shall not be utilized as a residential dwelling.
 4. The septic tank and all field lines are to be located solely on Parcel A.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	11/2/2021 6:00 PM	
MOVER:	Billy Cranford, District 4	
SECONDER:	Delia Crouch, District 5	
AYES:	Craig Jackson, Lisa Mitchum, Billy Cranford, Delia Crouch	
ABSENT:	George Harper	

4. ZA 045-21 Kolter Group Acquisitions, LLC dba Cresswind at Spring Haven (12 variances)
Tax I.D. 076 2040 002 (pt), 076 2040 002A, 076 2040 12, 087 2026 001 (pt), 087C 134, 088 2058 001A, 088 2039 001, 088 2039 002
Commission District Commissioner Lassetter

Chairman Jackson recused himself from any discussion or decision regarding Petition # ZA 045-21 filed by Kolter Group Acquisitions, LLC.

Assistant Community Development Director Angela White presented Petition # ZA 045-21 filed by Kolter Group Acquisitions, LLC requesting minimum lot size, minimum front yard setback, minimum side yard setback (2), minimum rear yard setback, minimum lot width, minimum floor area per unit, buffer requirement, street design/width, building design, overlay district, and tree preservation variances for property located between the Newnan Crossing Bypass, East Newnan Road, and S. Hwy. 29, Newnan [Parcels # 076-2040-002 (partial), # 076-2040-002A, # 076-2040-12, # 087-2026-001 (partial), # 087C-134, # 088-2058-001A, # 088-2039-001, and # 088-2039-002]. She explained that the subject property consists of 359.351± acres contained within eight (8) parcels currently zoned *RC (Rural Conservation)*. The applicant has also submitted Petition # 022-21 requesting to rezone the property to *RRCC (Residential Retirement Community Care District)* for a 750-unit development to be considered by the Board of Commissioners on November 16, 2021. With the proposed retirement community design, the applicant is requesting twelve (12) variances. She presented each request individually for consideration by the Board.

Board member Cranford called for any comments in support of or in opposition to the requests. There were none.

On motion of Board member Crouch, seconded by Board member Mitchum, passing by a vote of 3 to 0, with Board member Jackson recusing himself, the Board voted to close the Public Hearing regarding Petition # ZA 045-21 filed by Kolter Group Acquisitions, LLC requesting minimum lot size, minimum front yard setback, minimum side yard setback (2), minimum rear yard setback, minimum lot width, minimum floor area per unit, buffer requirement, street design/width, building design, overlay district, and tree preservation variances for property located between the Newnan Crossing Bypass, East Newnan Road, and S. Hwy. 29, Newnan [Parcels # 076-2040-002 (partial), #

076-2040-002A, # 076-2040-12, # 087-2026-001 (partial), # 087C-134, # 088-2058-001A, # 088-2039-001, and # 088-2039-002].

RESULT: PUBLIC HEARING CLOSED [3 TO 0]
MOVER: Delia Crouch, District 5
SECONDER: Lisa Mitchum, District 1
AYES: Lisa Mitchum, Billy Cranford, Delia Crouch
ABSENT: George Harper
RECUSED: Craig Jackson

Reduce Minimum Lot Size

Ms. White explained that the applicant is requesting to reduce the minimum lot size from the required 8,500 square feet to 5,000 square feet. She reviewed the factors considered by staff during the application process and presented one (1) condition for consideration by the Board should they choose to recommend approval of the request.

Board member Cranford opened the discussion explaining that granting this request would open the possibility of seven (7) or eight (8) units per acre and set a precedent of 5,000 square foot lots. This density is unfavorable to the County and the hard work put into developing the RRCC Ordinance.

In response to a question from Board member Mitchum regarding the size of the Cresswind Peachtree City development, and the applicant explained that it is a larger development than this one.

Discussion ensued about adding a condition that the lot size reduction for the 40-foot lots being 15% of the development will not change the density for the development.

On motion of Board member Crouch, seconded by Board member Mitchum, passing by a vote of 2 to 1, with Board member Jackson recusing himself, and Board member Cranford voting in opposition, the Board voted to recommend that the Board of Commissioners grant a 3,500 square feet minimum lot size reduction (from 8,500 square feet to 5,000 square feet) for property located between the Newnan Crossing Bypass, East Newnan Road, and S. Hwy. 29, Newnan [Parcels # 076-2040-002 (partial), # 076-2040-002A, # 076-2040-12, # 087-2026-001 (partial), # 087C-134, # 088-2058-001A, # 088-2039-001, and # 088-2039-002] as requested in Petition # ZA 045-21 filed by Kolter Group Acquisitions, LLC, subject to the following amended conditions:

1. The minimum lot size shall be no smaller than 5,000 square feet.
2. The overall development shall maintain the 2.08 density units per acre with no more than 15% of the development lots being sized at 5,000 square feet.

RESULT: **RECOMMENDED APPROVAL [2 TO 1]**
MOVER: Delia Crouch, District 5
SECONDER: Lisa Mitchum, District 1
AYES: Lisa Mitchum, Delia Crouch
NAYS: Billy Cranford
ABSENT: George Harper
RECUSED: Craig Jackson

Reduce Front Yard Setback

Ms. White explained that the applicant is requesting to reduce the minimum front yard setback from the required 135-feet to 85-feet along the Newnan Crossing Bypass and Hwy. 29 South. She reviewed the factors considered by staff during the application process and explained that staff does not support this request because future widening of Hwy. 29 South will impact lots adjoining the highway, and with the current placement of utilities along the Newnan Crossing Bypass the applicant will not gain any square footage.

On motion of Board member Mitchum, seconded by Board member Crouch, passing by a vote of 3 to 0, with Board member Jackson recusing himself, the Board voted to recommend that the Board of Commissioners deny a 50-foot front yard setback reduction along the Newnan Crossing Bypass and Hwy. 29 South (from 135-feet to 85-feet) for property located between the Newnan Crossing Bypass, East Newnan Road, and S. Hwy. 29, Newnan [Parcels # 076-2040-002 (partial), # 076-2040-002A, # 076-2040-12, # 087-2026-001 (partial), # 087C-134, # 088-2058-001A, # 088-2039-001, and # 088-2039-002] as requested in Petition # ZA 045-21 filed by Kolter Group Acquisitions, LLC.

RESULT: **RECOMMENDED DENIAL [3 TO 0]**
MOVER: Lisa Mitchum, District 1
SECONDER: Delia Crouch, District 5
AYES: Lisa Mitchum, Billy Cranford, Delia Crouch
ABSENT: George Harper
RECUSED: Craig Jackson

Reduce Side Yard Setback

Ms. White explained that the applicant is requesting to reduce the minimum side yard setback from the required 10-feet to 5-feet. She reviewed the factors considered by staff during the application process and presented one (1) condition for consideration by the Board should they choose to recommend approval of the request.

On motion of Board member Mitchum, seconded by Board member Crouch, passing by a vote of 3 to 0, with Board member Jackson recusing himself, the Board voted to recommend that the Board of Commissioners grant a 5-foot side yard setback reduction (from 10-feet to 5-feet) for property located between the Newnan Crossing Bypass, East Newnan Road, and S. Hwy. 29, Newnan [Parcels # 076-2040-002 (partial), # 076-2040-002A, # 076-2040-12, # 087-2026-001 (partial), # 087C-134, # 088-2058-001A, # 088-2039-001, and # 088-2039-002] as requested in Petition # ZA 045-21 filed by Kolter Group Acquisitions, LLC, subject to the following condition:

1. The minimum side yard setback reduction shall not exceed the requested 5-feet.

RESULT:	RECOMMENDED APPROVAL [3 TO 0]
MOVER:	Lisa Mitchum, District 1
SECONDER:	Delia Crouch, District 5
AYES:	Lisa Mitchum, Billy Cranford, Delia Crouch
ABSENT:	George Harper
RECUSED:	Craig Jackson

Reduce Side Yard Setback - Golf Cart Garages

Ms. White explained that the applicant is requesting to reduce the minimum side yard setback from the required 10-feet to 4-feet with a 2-hour rated wall to provide for golf cart garages. She reviewed the factors considered by staff during the application process and presented two (2) conditions for consideration by the Board should they choose to recommend approval of the request.

On motion of Board member Mitchum, seconded by Board member Crouch, passing by a vote of 3 to 0, with Board member Jackson recusing himself, the Board voted to recommend that the Board of Commissioners grant a 6-foot side yard setback reduction (from 10-feet to 4-feet) with a 2-hour rated wall for golf cart garages for property located between the Newnan Crossing Bypass, East Newnan Road, and S. Hwy. 29, Newnan [Parcels # 076-2040-002 (partial), # 076-2040-002A, # 076-2040-12, # 087-2026-001 (partial), # 087C-134, # 088-2058-001A, # 088-2039-001, and # 088-2039-002] as requested in Petition # ZA 045-21 filed by Kolter Group Acquisitions, LLC, subject to the following conditions:

1. Approval of 6-foot reductions for golf cart garages shall be reviewed and approved by the Building Department and Fire Officials.
2. Upon approval by the Building Department and Fire Officials, the side yard setback shall not exceed the 4-feet reduction.

RESULT:	RECOMMENDED APPROVAL [3 TO 0]
MOVER:	Lisa Mitchum, District 1
SECONDER:	Delia Crouch, District 5
AYES:	Lisa Mitchum, Billy Cranford, Delia Crouch
ABSENT:	George Harper
RECUSED:	Craig Jackson

Reduce Rear Yard Setback

Ms. White explained that the applicant is requesting to reduce the rear yard setback from the required 40-feet to 10-feet. She reviewed the factors considered by staff during the application process and presented one (1) condition for consideration by the Board should they choose to recommend approval of the request.

On motion of Board member Crouch, seconded by Board member Mitchum, passing by a vote of 2 to 1, with Board member Jackson recusing himself, and

Board member Cranford voting in opposition, the Board voted to recommend that the Board of Commissioners grant a 30-foot rear yard setback reduction (from 40-feet to 10-feet) for property located between the Newnan Crossing Bypass, East Newnan Road, and S. Hwy. 29, Newnan [Parcels # 076-2040-002 (partial), # 076-2040-002A, # 076-2040-12, # 087-2026-001 (partial), # 087C-134, # 088-2058-001A, # 088-2039-001, and # 088-2039-002] as requested in Petition # ZA 045-21 filed by Kolter Group Acquisitions, LLC, subject to the following amended conditions:

1. The rear yard reduction shall not exceed the requested 30-foot reduction.
2. All rear yards must abut Open Space.

RESULT:	RECOMMENDED APPROVAL [2 TO 1]
MOVER:	Delia Crouch, District 5
SECONDER:	Lisa Mitchum, District 1
AYES:	Lisa Mitchum, Delia Crouch
NAYS:	Billy Cranford
ABSENT:	George Harper
RECUSED:	Craig Jackson

Reduce Minimum Lot Width

Ms. White explained that the applicant is requesting to reduce the minimum lot width from the required 60-feet to 40-feet. She reviewed the factors considered by staff during the application process and presented two (2) conditions for consideration by the Board should they choose to recommend approval of the request.

On motion of Board member Crouch, seconded by Board member Mitchum, passing by a vote of 2 to 1, with Board member Jackson recusing himself, and Board member Cranford voting in opposition, the Board voted to recommend that the Board of Commissioners grant a 20-foot lot width reduction (from 60-feet to 40-feet) for property located between the Newnan Crossing Bypass, East Newnan Road, and S. Hwy. 29, Newnan [Parcels # 076-2040-002 (partial), # 076-2040-002A, # 076-2040-12, # 087-2026-001 (partial), # 087C-134, # 088-2058-001A, # 088-2039-001, and # 088-2039-002] as requested in Petition # ZA 045-21 filed by Kolter Group Acquisitions, LLC, subject to the following amended conditions:

- ~~1. For 40-foot products, the reduction shall be limited to 20 feet, which as proposed is 14% of the development.~~
 - ~~2. For 50-foot products, the reduction shall be limited to 10 feet, which as proposed is 26% of the development.~~
1. For 40-foot products, the reduction shall be limited to 20-feet, and the number of 40-foot lots are limited to no more than 15% of the total development.
 2. For 50-foot products, the reduction shall be limited to 10-feet, and the number of 50-foot lots are limited to no more than 30% of the total development.

RESULT: **RECOMMENDED APPROVAL [2 TO 1]**
MOVER: Delia Crouch, District 5
SECONDER: Lisa Mitchum, District 1
AYES: Lisa Mitchum, Delia Crouch
NAYS: Billy Cranford
ABSENT: George Harper
RECUSED: Craig Jackson

Reduce Minimum Floor Area Per Unit

Ms. White explained that the applicant is requesting to reduce the minimum floor area from the required 1,500 square feet to 1,319 square feet. She reviewed the factors considered by staff during the application process and presented one (1) condition for consideration by the Board should they choose to recommend approval of the request.

On motion of Board member Crouch, seconded by Board member Mitchum, passing by a vote of 3 to 0, with Board member Jackson recusing himself, the Board voted to recommend that the Board of Commissioners grant a 181 square feet minimum floor area reduction (from 1,500 square feet to 1,319 square feet) for property located between the Newnan Crossing Bypass, East Newnan Road, and S. Hwy. 29, Newnan [Parcels # 076-2040-002 (partial), # 076-2040-002A, # 076-2040-12, # 087-2026-001 (partial), # 087C-134, # 088-2058-001A, # 088-2039-001, and # 088-2039-002] as requested in Petition # ZA 045-21 filed by Kolter Group Acquisitions, LLC, subject to the following amended condition:

- ~~1. The reduced square footage shall be limited to the 40-foot width products, which as proposed is 14% of the development.~~
1. The reduced square footage shall be limited to the 40-foot products, and are limited to no more than 15% of the total development.

RESULT: **RECOMMENDED APPROVAL [3 TO 0]**
MOVER: Delia Crouch, District 5
SECONDER: Lisa Mitchum, District 1
AYES: Lisa Mitchum, Billy Cranford, Delia Crouch
ABSENT: George Harper
RECUSED: Craig Jackson

Reduce Buffer

Ms. White explained that the applicant is requesting a variance from the required 50-foot buffer abutting properties zoned *RC (Rural Conservation)* to allow them an option to either place a 50-foot buffer or a 6-foot privacy fence. She reviewed the factors considered by staff during the application process and presented two (2) conditions for consideration by the Board should they choose to recommend approval of the request.

On motion of Board member Mitchum, seconded by Board member Crouch, passing by a vote of 3 to 0, with Board member Jackson recusing himself, the Board voted to recommend that the Board of Commissioners grant a buffer variance to allow either a 50-foot buffer abutting properties zoned *RC (Rural*

Conservation) or a 6-foot privacy fence for property located between the Newnan Crossing Bypass, East Newnan Road, and S. Hwy. 29, Newnan [Parcels # 076-2040-002 (partial), # 076-2040-002A, # 076-2040-12, # 087-2026-001 (partial), # 087C-134, # 088-2058-001A, # 088-2039-001, and # 088-2039-002] as requested in Petition # ZA 045-21 filed by Kolter Group Acquisitions, LLC, subject to the following conditions:

1. Where a 50-foot buffer is not possible, a 6-foot opaque decorative composite fence shall be installed.
2. The fence shall be maintained and shall be replaced at the County's discretion by the Homeowners' Association/property owner.

RESULT:	RECOMMENDED APPROVAL [3 TO 0]
MOVER:	Lisa Mitchum, District 1
SECONDER:	Delia Crouch, District 5
AYES:	Lisa Mitchum, Billy Cranford, Delia Crouch
ABSENT:	George Harper
RECUSED:	Craig Jackson

Reduce Street Design/Street Width

Ms. White explained that the applicant is requesting to reduce the right-of-way along the streets of the Cresswind at Spring Haven development from the required 50-feet to 36-feet in order to place pedestrian sidewalks 5-feet behind the back of the curb. All utilities and sidewalks will be placed within a 12-foot utility and sidewalk easement behind the proposed right-of-way. She reviewed the factors considered by staff during the application process and presented two (2) conditions for consideration by the Board should they choose to recommend approval of the request.

On motion of Board member Mitchum, seconded by Board member Crouch, passing by a vote of 3 to 0, with Board member Jackson recusing himself, the Board voted to recommend that the Board of Commissioners grant a 14-foot right-of-way reduction (from 50-feet to 36-feet) for property located between the Newnan Crossing Bypass, East Newnan Road, and S. Hwy. 29, Newnan [Parcels # 076-2040-002 (partial), # 076-2040-002A, # 076-2040-12, # 087-2026-001 (partial), # 087C-134, # 088-2058-001A, # 088-2039-001, and # 088-2039-002] as requested in Petition # ZA 045-21 filed by Kolter Group Acquisitions, LLC, subject to the following conditions:

1. The recorded final plat and the Homeowners' Association covenants shall state that the maintenance of the sidewalks shall be the responsibility of the Homeowners' Association.
2. There shall be a 12-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.

RESULT: **RECOMMENDED APPROVAL [3 TO 0]**
MOVER: Lisa Mitchum, District 1
SECONDER: Delia Crouch, District 5
AYES: Lisa Mitchum, Billy Cranford, Delia Crouch
ABSENT: George Harper
RECUSED: Craig Jackson

Offer Building Design Standards as an Option to Buyers

Ms. White explained that the applicant is requesting relief from the required building design standards for an *RRCC* development in order to allow accessibility requirements to be optional based upon the buyer's choice. She reviewed the factors considered by staff during the application process and presented one (1) condition for consideration by the Board should they choose to recommend approval of the request.

On motion of Board member Crouch, seconded by Board member Cranford, passing by a vote of 2 to 1, with Board member Jackson recusing himself, and Board member Mitchum voting in opposition, the Board voted to recommend that the Board of Commissioners deny a building design standards variance for property located between the Newnan Crossing Bypass, East Newnan Road, and S. Hwy. 29, Newnan [Parcels # 076-2040-002 (partial), # 076-2040-002A, # 076-2040-12, # 087-2026-001 (partial), # 087C-134, # 088-2058-001A, # 088-2039-001, and # 088-2039-002] as requested in Petition # ZA 045-21 filed by Kolter Group Acquisitions, LLC.

RESULT: **RECOMMENDED DENIAL [2 TO 1]**
MOVER: Delia Crouch, District 5
SECONDER: Billy Cranford, District 4
AYES: Billy Cranford, Delia Crouch
NAYS: Lisa Mitchum
ABSENT: George Harper
RECUSED: Craig Jackson

Exempt Quality Development Corridor District Requirements for Amenity Center

Ms. White explained that the applicant is requesting to exempt the Quality Development Corridor District (QDCD) requirements for the amenity center. She further explained that no renderings for this specific site were submitted with the application; therefore, staff could not provide comments without understanding the design of the structure.

On motion of Board member Crouch, seconded by Board member Mitchum, passing by a vote of 3 to 0, with Board member Jackson recusing himself, the Board voted to recommend that the Board of Commissioners deny a variance for exemption for Quality Development Corridor District (QDCD) requirements for the amenity center for property located between the Newnan Crossing Bypass, East Newnan Road, and S. Hwy. 29, Newnan [Parcels # 076-2040-002 (partial), # 076-2040-002A, # 076-2040-12, # 087-2026-001 (partial), # 087C-134, # 088-2058-001A, # 088-2039-001, and # 088-2039-002] as requested in Petition # ZA 045-21 filed by Kolter Group Acquisitions, LLC.

RESULT:	RECOMMENDED DENIAL [3 TO 0]
MOVER:	Delia Crouch, District 5
SECONDER:	Lisa Mitchum, District 1
AYES:	Lisa Mitchum, Billy Cranford, Delia Crouch
ABSENT:	George Harper
RECUSED:	Craig Jackson

Reduce Tree Preservation Requirements

Ms. White explained that the applicant is requesting relief from the requirements of the *Tree Preservation Ordinance* associated with maintaining trees in the open space and on each lot. She further explained that with reduction of the minimum lot size it does become difficult to situate the required trees on the lot when the house is large and the lot is small. The applicant has proffered to meet all caliper tree inches within the lots and open space of the residential development. She reviewed the factors considered by staff during the application process and presented two (2) conditions for consideration by the Board should they choose to recommend approval of the request.

On motion of Board member Crouch, seconded by Board member Mitchum, passing by a vote of 3 to 0, with Board member Jackson recusing himself, the Board voted to recommend that the Board of Commissioners grant a variance from the *Tree Preservation Ordinance* requirements for property located between the Newnan Crossing Bypass, East Newnan Road, and S. Hwy. 29, Newnan [Parcels # 076-2040-002 (partial), # 076-2040-002A, # 076-2040-12, # 087-2026-001 (partial), # 087C-134, # 088-2058-001A, # 088-2039-001, and # 088-2039-002] as requested in Petition # ZA 045-21 filed by Kolter Group Acquisitions, LLC, subject to the following conditions:

1. The developer shall plant at least one (1) 4-inch caliper canopy tree on each lot.
2. The developer shall plant a substantial number of the required trees in the open space strips between lots.
3. The development shall incorporate all caliper tree inches within the lots and/or open space of the residential development.
4. Those trees within the open space shall be the responsibility of the Homeowners' Association and shall be maintained and/or replaced if deceased/diseased.

RESULT:	RECOMMENDED APPROVAL [3 TO 0]
MOVER:	Delia Crouch, District 5
SECONDER:	Lisa Mitchum, District 1
AYES:	Lisa Mitchum, Billy Cranford, Delia Crouch
ABSENT:	George Harper
RECUSED:	Craig Jackson

IV. Additional Business

A. Next BOZA Meeting - November 18, 2021

Ms. White announced that the next Board of Zoning Appeals meeting will be held on November 18, 2021 at 6:00 p.m.

V. Adjournment

1. Adjourn

On motion of Board member Mitchum, seconded by Board member Crouch, with Board member Jackson abstaining, the Board voted to adjourn the meeting.

RESULT:	APPROVED [3 TO 0]
MOVER:	Lisa Mitchum, District 1
SECONDER:	Delia Crouch, District 5
AYES:	Lisa Mitchum, Billy Cranford, Delia Crouch
ABSTAIN:	Craig Jackson
ABSENT:	George Harper