



Coweta County Board of Zoning Appeals

Public Hearing

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~ Minutes ~

Angela White
770.254.2635

Thursday, September 23, 2021

6:00 PM

Commission Chambers

I. Meeting Called to Order

Attendee Name	Title	Status	Arrived
Craig Jackson	District 2 - Chairman	Absent	
George Harper	District 3 - Vice-Chairman	Present	
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	Absent	
Shannon Zerangue	County Clerk	Present	

II. Approval of Minutes

1. Board of Zoning Appeals - Public Hearing - Aug 26, 2021 6:00 PM

On motion of Board member Mitchum, seconded by Board member Crouch, passing by a vote of 4 to 0, the Board voted to approve the minutes from the Public Hearing held on August 26, 2021.

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

III. Public Hearing

A. Petitions

1. 12530 : ZA 036-21 - Lou Sobh Automotive Group

Zoning Coordinator Lisa Eschman presented Petition # ZA 036-21 filed by Lou Sobh Automotive requesting building materials variances for property located on Hwy. 34 East, Newnan (Parcel # 121-6038-070). She explained that the subject property is an undeveloped tract along SR 34, lying within the Quality Development Corridor District (QDCD), and consisting of two (2) tracts with different zoning classifications. Tract A is currently zone C-3 (*Commercial Retail District*) and Tract B is currently zoned C-8 (*Heavy Commercial Service District*). The applicant has also filed Petition # 018-21 requesting to rezone Tract A to C-8 (*Heavy Commercial Service District*) for an auto dealership. The proposed two-story structure will consist of 20,000 square feet housing a showroom, sales area, and service center on the main floor, and an employee area (i.e. conference room, unit parts storage, breakroom, etc.) on the

second floor. Because the subject property is located within the QDCD, higher architectural standards are required on each exterior building elevation. The applicant is requesting the following variances to meet the specific car dealership prototype.

- 20% reduction of Category A materials (brick, stone, glass) from the required 80% [Article 26, Section 261 (8)] along the northern building elevation. The northern elevation will be comprised of 60% Category A exterior building materials while the eastern, southern, and western elevations will meet or exceed the required Category A materials.
- Allowance of Aluminum Composite Material (ACM) panels as an exterior building material [Article 26, Section 261 (8)]. The northern elevation will be comprised of 33% ACM, the eastern elevation will be comprised of 7% ACM, the southern elevation will be comprised of 8% ACM, and the western elevation will be comprised of 4% ACM.

The applicant has proffered that each building elevation shall be comprised of the following:

- East elevation shall be constructed with a maximum of 86% Category A materials (brick, stone, glass), and a minimum of 7% ACM panels with any remainder comprised of the required Category B materials (stucco, EFIS, fiber cement board)
- South elevation shall be constructed with a maximum of 84% Category A materials, and a minimum of 8% ACM panels with any remainder comprised of the required Category B materials.
- West elevation shall be constructed with a maximum of 94% Category A materials, and a minimum of 4% ACM panels with any remainder comprised of the required Category B materials.

In closing, Ms. Eschman highlighted the factors reviewed by staff during the application process and presented two (2) conditions for consideration by the Board.

In response to a question from Board member Mitchum, Ms. Eschman explained that the north/front elevation of the proposed building will face Hwy. 34.

There were no further questions from the Board for Ms. Eschman.

Vice-Chairman Harper offered the applicant an opportunity to speak.

Ms. Melissa Griffis, applicant representative, explained that the applicant is requesting to reduce the Category A materials on the north side of the building by 20% of the required 80%, but they are more than making this up on the other three (3) sides by proffering the additional percentages as outlined by Ms. Eschman. She further explained that the north elevation of the building will face Hwy. 34 and the south elevation faces residential properties. The applicant believes that the Aluminum Composite Material (ACM) panels will provide for an attractive building and meet the intent of the Quality Development Corridor (QDCD). Although ACM panels are not currently allowed in the QDCD, they are attractive, stylish, modern, and sustainable. In closing, she explained that the two variance requests do not have any negative impacts.

Mr. Steve Ellis with PRO Building Systems addressed the Board regarding the ACM panels. He explained that these panels are popular with the automotive industry, and they are a higher-end/higher-cost recyclable material consisting of smooth aluminum composite with a concealed fastener. He further explained that the product has a 25-year warranty on the finish and is aesthetically pleasing.

In response to a question from Vice-Chairman Harper, Mr. Ellis explained that brick will be used (in some capacity) on all four (4) sides of the building.

During the discussion, Mr. Ellis fielded questions from Board member Cranford as to why black brick isn't being used in place of the ACM panels, as well as regarding the size of the proposed building, aesthetics, sustainability, and means to refinish (if needed) the ACM panels. Also, when asked, he explained that he did not bring a sample of an ACM panel with him.

In response to a question from Board member Mitchum, Ms. White explained that the purpose of the QDCD is not necessarily to provide uniformity but rather to provide an appealing, welcoming image of the community through the use of quality products throughout the commercial corridors.

The Board briefly discussed aesthetics, sustainability and quality of the ACM panels as well as other locations throughout the community that have utilized the product.

Board members Harper, Crouch, and Mitchum indicated that they did not have any objections to the ACM panels.

Since there was no sample available for the Board, Ms. Griffis read a detailed description of the product from the internet for their benefit.

Board member Cranford explained that he does not personally have an issue with the ACM panels, but the Board must also consider any precedent that they might set by recommending the use of any material that is not specifically allowed in the County's ordinances.

Vice-Chairman Harper called for any comments in support of or in opposition to the variance requests. 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 # ZA 036-21 filed by Lou Sobh Automotive requesting building materials variances for property located on Hwy. 34 East, Newnan (Parcel # 121-6038-070).

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

ZA 036-21 - Lou Sobh Automotive Group (2) Variances

Tax I.D. 121 6038 070

Commission District Commissioner Reidelbach

On motion of Board member Crouch, seconded by Board member Cranford, passing by a vote of 4 to 0, the Board voted to recommend that the Board of Commissioners grant building materials variances for property located on Hwy. 34 East, Newnan (Parcel # 121-6038-070) as requested in Petition # ZA 036-21 filed by Lou Sobh Automotive, subject to the following conditions:

1. The north elevation shall be constructed with a minimum of 60% Category A materials (brick, stone, glass) and a maximum of 33% Aluminum Composite Material (ACM) panels with any remainder comprised of the required Category B materials (stucco, EFIS, fiber cement board).
2. As proffered by the applicant, each exterior building elevation shall be comprised of the following:
 - East elevation shall be constructed with a maximum of 86% Category A materials (brick, stone, glass), and a minimum of 7% ACM panels with any remainder comprised of the required Category B materials (stucco, EFIS, fiber cement board).
 - South elevation shall be constructed with a maximum of 84% Category A materials, and a minimum of 8% ACM panels with any remainder comprised of the required Category B materials.
 - West elevation shall be constructed with a maximum of 94% Category A materials, and a minimum of 4% ACM panels with any remainder comprised of the required Category B materials.

Vice-Chairman Harper reminded Ms. Griffis and Mr. Ellis that a final decision regarding these variances will be rendered by the Board of Commissioners on October 5, 2021.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	10/5/2021 6:00 PM	
MOVER:	Delia Crouch, District 5	
SECONDER:	Billy Cranford, District 4	
AYES:	George Harper, Lisa Mitchum, Billy Cranford, Delia Crouch	
ABSENT:	Craig Jackson	

2. 12531 : ZA 037-21 - James & Marsha Arnold

Zoning Coordinator Eschman presented Petition # ZA 037-21 filed by James and Marsha Arnold requesting a Conditional Use Permit (CUP) for property located at 699 Andrew Bailey Road, Sharpsburg (Parcel # 133-6091-007). She explained that the subject property consists of 0.56± acres containing an aging structure built in the 1940s with weather-related damage. The applicants are requesting to utilize an RV for a period of twelve (12) months as a temporary residence during the repair of the existing structure. In closing, she highlighted the factors considered by staff during the application process and presented six (6) conditions for consideration by the Board.

There were no questions from the Board for Ms. Eschman.

Vice-Chairman Harper offered the applicant an opportunity to speak. The applicant was not present.

Vice-Chairman Harper called for any comments in support of the Conditional Use Permit.

Ms. Sara Brooks, Lee Road, Senoia explained that her nephew lives in a home she owns that is next door to the subject property. The applicants' existing home has been in need of significant repairs for a number of years. In closing, she asked the Board to support their request to utilize an RV as a temporary residence during the repairs to the home.

Vice-Chairman Harper called for any comments in opposition to the Conditional Use Permit. 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 # ZA 037-21 filed by James and Marsha Arnold requesting a Conditional Use Permit (CUP) for property located at 699 Andrew Bailey Road, Sharpsburg (Parcel # 133-6091-007).

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

ZA 037-21 - James & Marsha Arnold Conditional Use Permit Request

Tax I.D. 133 6091 007

Commission District Commissioner Reidelbach

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 Conditional Use Permit (CUP) for property located at 699 Andrew Bailey Road, Sharpsburg (Parcel # 133-6091-007) as requested in Petition # ZA 037-21 filed by James and Marsha Arnold, subject to the following conditions:

1. The use of the recreational vehicle as a temporary basis shall be permitted for a maximum period of twelve (12) months, beginning October 6 and expiring October 7, 2022 or thirty (30) days after the Certificate of Completion is granted.
2. No more than one (1) recreational vehicle shall be parked on site.
3. The recreational vehicle shall be parked at least ten (10) feet away from the primary residential structure.
4. The recreational vehicle shall have a working smoke and carbon monoxide detector.
5. The recreational vehicle shall have a working multipurpose dry chemical fire extinguisher.
6. The applicant shall meet all applicable requirements of the Environmental Health Department.

Vice-Chairman Harper reminded Ms. Brooks that a final decision regarding the

Conditional Use Permit will be rendered by the Board of Commissioners on October 5, 2021.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	10/5/2021 6:00 PM	
MOVER:	Billy Cranford, District 4	
SECONDER:	Delia Crouch, District 5	
AYES:	George Harper, Lisa Mitchum, Billy Cranford, Delia Crouch	
ABSENT:	Craig Jackson	

3. 12532 : ZA 038-21 - Christ Church Newnan PCA

Zoning Coordinator Eschman presented Petition # ZA 038-21 filed by Christ Church Newnan PCA (aka Christ Presbyterian Church Newnan) requesting a Conditional Use Permit (CUP) for property located at 53 Country Club Road, Newnan (Parcel # 085-5106-004A). She explained that the subject property consists of 3.56± acres containing an existing 2,900 square feet church building which includes a 1,425 square feet sanctuary area for a maximum of eighty-six (86) members. When the church was established in 1970, a Conditional Use Permit (CUP) was not required; therefore, the applicant is now requesting a CUP for placement of a 2,040 square feet temporary portable modular unit/trailer to provide additional space for a church office/classroom. The modular unit will be located ten (10) feet from the existing church with a connecting sidewalk for a maximum of three (3) years to allow the church to address future relocation to a larger property. In closing, she highlighted the factors reviewed by staff during the application process and presented six (6) conditions for consideration by the Board.

There were no questions from the Board for Ms. Eschman.

Vice-Chairman Harper offered the applicant an opportunity to speak.

Mr. Michael Drew, applicant representative, explained that the church consists of four (4) or five (5) small rooms and the ability to have a classroom outside the building will give them some growth time. They would like to move some items located inside the church into a modular unit to give them more room. Currently, they expect that the size of the church will accommodate them for approximately three (3) more years and an active capital campaign is underway in hopes to relocate to a larger property in the future.

Vice-Chairman Harper called for any comments in support of or in opposition to the Conditional Use Permit. There were none.

On motion of Board member Crouch, seconded by Board member Cranford, passing by a vote of 4 to 0, the Board voted to close the Public Hearing regarding Petition # ZA 038-21 filed by Christ Church Newnan PCA (aka Christ Presbyterian Church Newnan) requesting a Conditional Use Permit (CUP) for property located at 53 Country Club Road, Newnan (Parcel # 085-5106-004A).

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

ZA 038-21 - Christ Church Newnan PCA Conditional Use Permit Request

Tax I.D. 085 5106 004A

Commission District Commissioner Blackburn

On motion of Board member Cranford, seconded by Board member Mitchum, passing by a vote of 4 to 0, the Board voted to recommend that the Board of Commissioners granted a Conditional Use Permit (CUP) for property located at 53 Country Club Road, Newnan (Parcel # 085-5106-004A) as requested in Petition # ZA 038-21 filed by Christ Church Newnan PCA (aka Christ Presbyterian Church Newnan), subject to the following conditions:

1. The applicant shall meet all the requirements of the Building, Fire, Development Review, and Environmental Health Departments.
2. Only one (1) temporary modular unit shall be located on the subject property and used for office/classroom space only.
3. The one (1) temporary modular unit shall be removed from the church site no later than October 31, 2024.
4. The temporary modular unit shall meet all the required building setbacks within the site.
5. The temporary modular unit shall match the exterior color of the existing church, and a soffit and fascia shall be installed with the color matching the current roof.
6. The applicant shall install decorative landscaping around the modular unit. A landscape plan shall be submitted and approved by the Community development Department prior to any installation.

Vice-Chairman Harper reminded the applicants that a final decision regarding the Conditional Use Permit will be rendered by the Board of Commissioners on October 5, 2021.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	10/5/2021 6:00 PM	
MOVER:	Billy Cranford, District 4	
SECONDER:	Lisa Mitchum, District 1	
AYES:	George Harper, Lisa Mitchum, Billy Cranford, Delia Crouch	
ABSENT:	Craig Jackson	

4. 12499 : ZA 039-21 RPT Realty (2) Variances

Assistant Community Development Director Angela White presented Petition # ZA 039-21 filed by RPT Realty requesting side yard and parking requirement variances for property located at 1100 Bullsboro Drive, Newnan [Parcel # 097-5078-002 (partial)]. She explained that the subject property is located at the current Home Depot and parking lot (11.263± acres) in the Newnan Pavilion Shopping Center. Currently, Home Depot requires that the buildings be on independent lots; therefore, to accomplish this, the applicant in partnership with Home Depot is requesting a twenty (20) feet side yard setback reduction from the required twenty (20) feet and a parking requirement reduction from 5/1000 to 4.7/1000. Because the development is

built out, there is no area to gain parking spaces or setback area. In closing, she highlighted the factors reviewed by staff during the application process and presented three (3) conditions for consideration by the Board.

There were no questions from the Board for Ms. White.

Vice-Chairman Harper offered the applicant an opportunity to speak.

Mr. John Freel, applicant representative, explained that RPT Realty just acquired the shopping center on August 5, 2021. It is their fourth shopping center in the greater Atlanta area and they are excited to become a part of the community. The center is a very nice development with a lot of activity. RPT is currently pursuing potential tenants to lease the former location of Sky Zone. He further explained that RPT Realty has no plans to sell the center to a third party. Basically, they will be selling the property to themselves through a joint venture with different economic corporations/conglomeration. RPT will lease out the entire shopping center, but will fully manage the parking, stormwater, electrical, etc. He briefly explained the economic advantages of their business venture. He also explained that Home Depot is built with a tilt up, concrete panel wall with the steel anchored to it. Sky Zone is built with concrete block with the steel resting on the building. Therefore, in a catastrophic event or a demolition each building is completely separate from the other. He further explained that a reciprocal easement agreement will be implemented for the entire shopping center so that parking will be shared throughout the entire parcel/shopping center. In closing, he explained that the entire property from asset management, leasing, and parking standpoints, still functions as one big unit.

Vice-Chairman Harper called for any comments in support of or in opposition to the proposed variances. 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 # ZA 039-21 filed by RPT Realty requesting side yard and parking requirement variances for property located at 1100 Bullsboro Drive, Newnan [Parcel # 097-5078-002 (partial)].

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

ZA 039-21 RPT Realty (2) Variances

Tax I.D. 097 5078 002 (pt)

Commission District Commissioner Blackburn

On motion of Board member Cranford, 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 20-foot side yard setback reduction (from 20-feet to 0-feet) and a parking requirement reduction (from 5/1000 to 4.7/1000) for property located at 1100 Bullsboro Drive, Newnan [Parcel # 097-5078-002

(partial)] as requested in Petition # ZA 039-21 filed by RPT Realty, subject to the following conditions:

1. The building must comply with *Section 706.1.1* of the *2018 International Building Code*. This requires a "party wall" which means this wall must be constructed as a firewall in compliance with *Table 706.4* that requires a three (3) hour firewall. An as-built plan of the wall will be required to ensure that this is in place.
2. The property owners must submit a reciprocal easement agreement (REA) addressing the usage and maintenance of all shared improvements. The REA shall include language addressing maintenance of parking and drives (see *Section 246.5.2 # 3(c)* of the *Coweta County Zoning and Development Ordinance*) and must be reviewed and approved by the County Attorney.
3. The subdivision plat for this property division must meet all applicable platting requirements of the *Coweta County Zoning and Development Ordinance*.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	10/5/2021 6:00 PM	
MOVER:	Billy Cranford, District 4	
SECONDER:	Lisa Mitchum, District 1	
AYES:	George Harper, Lisa Mitchum, Billy Cranford, Delia Crouch	
ABSENT:	Craig Jackson	

IV. Additional Business

A. Next BOZA Mtg - October 21, 2021

Ms. White announced that the next Board of Zoning Appeals meeting will be held on October 21, 2021 at 6:00 p.m.

V. Adjournment

1. Adjourn

On motion of Board member Mitchum, seconded by Board member Cranford, passing by a vote of 4 to 0, the Board voted to adjourn the meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lisa Mitchum, District 1
SECONDER:	Billy Cranford, District 4
AYES:	George Harper, Lisa Mitchum, Billy Cranford, Delia Crouch
ABSENT:	Craig Jackson