



Coweta County Board of Zoning Appeals

Public Hearing

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~ Minutes ~

Angela White
770.254.2635

Thursday, September 22, 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 - Aug 25, 2022 6:00 PM

On motion of Board member Crouch, seconded by Board member Jackson, passing unanimously, the Board voted to approve the minutes from the Public Hearing held on Thursday, August 25, 2022.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Delia Crouch, District 5
SECONDER:	Craig Jackson, District 4
AYES:	Harper, Mitchum, Williams, Jackson, Crouch

III. Public Hearing

A. Petitions

1. VAR 22-000032, # 22-000033, and # 22-000034 - JBE Realty Holdings (dba Jime Ellis Automotive Group)

Zoning Coordinator Lisa Eschman presented Petitions # VAR 22-000032, # VAR 22-000033, and # VAR 22-000034 filed by JBE Realty Holdings (dba Jim Ellis Automotive Group) requesting exterior building materials variances and a buffer variance for property located at 154, 156, and 162 Doc Turner Way, Newnan (Parcels # 087B-016, # 087B-016A, and # 087B-016B). She explained that the subject property consists of three (3) individual parcels totaling 7.62± acres currently zoned *RC (Rural Conservation)* lying within the *Quality Development Corridor District (QDCD)*. She further explained that the three (3) parcels are no longer active residential sites because of construction of the I-85 Interchange (Exit 44). The applicant has also filed Petition # 22-000023 requesting to rezone the site to *C-8 (Heavy Commercial)* for a car dealership consisting of approximately 23,661 square feet with a showroom, sales area, and service shop. Because the property is located within the Poplar Road *QDCD*, higher architectural standards and a 75-foot buffer

adjacent to residentially zoned properties are required. The applicant is requesting to reduce the required Category A exterior building materials along the southern elevation from 80% to 74%, to allow Aluminum Composite Material (ACM) panels along the southern, eastern, and western exterior building elevations, and to reduce the buffer along the western and northern property lines from 75-feet to 25-feet with a planted buffer. In closing, she highlighted the factors considered by staff during the application process, reviewed the zoning classifications of surrounding properties, and presented conditions for consideration by the Board should they choose to recommend that the Board of Commissioners grant the variance requests.

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

Ms. Melissa Griffis, applicant representative, explained that the applicant is only requesting a reduction in Category A materials on the southern elevation. The other three (3) sides of the building will exceed the 80% minimum requirement. She provided a sample of the Aluminum Composite Material (ACM) panel and samples of the brick for the Board to examine. Regarding the buffer reduction, she explained that letters of support from the neighbors were obtained, and the storage facility located to the east of the subject property was previously granted a buffer reduction to the north. In closing, she explained that the verbiage in the conditions related to the minimum and maximum percentages of building materials needs to be edited (scrivener's error); otherwise, the applicant has no objections to the conditions associated with the variance requests.

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

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

On motion of Board member Crouch, seconded by Board member Jackson, passing unanimously, the Board voted to close the Public Hearing regarding Petitions # VAR 22-000032, # VAR 22-000033, and # VAR 22-000034 filed by JBE Realty Holdings (dba Jim Ellis Automotive Group) requesting exterior building materials variances and a buffer variance for property located at 154, 156, and 162 Doc Turner Way, Newnan (Parcels # 087B-016, # 087B-016A, and # 087B-016B).

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

VAR # 22-000032 - JBE Realty Holdings, LLC dba Jim Ellis Automotive Group
Reduction of Category A Exterior Building Materials along South Elevation
Art. 26 Sec. 261 Item 8
Comm Lassetter - 2nd District
Tax I.D. 087B-016; 087B-016A; 087B-016B
Commission District Commissioner Lassetter

On motion of Board member Williams, seconded by Board member Jackson, passing unanimously, the Board voted to recommend that the Board of

Commissioners grant a Category A building materials reduction (from 80% to 74%) along the southern elevation of property located at 154, 156, and 162 Doc Turner Way, Newnan (Parcels # 087B-016, # 087B-016A, and # 087B-016B) as requested in Petition # VAR-22-000032 filed by JBE Realty Holdings (dba Jim Ellis Automotive Group), subject to the following conditions:

1. The southern elevation shall be constructed with a minimum of 74% Category A materials (brick, stone, glass) and a maximum of 26% Aluminum Composite Materials (ACM) panels.
2. As proffered by the applicant, each exterior building elevation shall be comprised of the following:
 - Eastern elevation shall be constructed with a minimum of 89% Category A materials (brick, stone, glass) with a maximum of 11% Aluminum Composite Material (ACM) panels.
 - Northern elevation shall be constructed with a minimum of 100% Category A materials (brick, stone, glass).
 - Western elevation shall be constructed with a minimum of 97% Category A materials (brick, stone, glass) with a maximum of 3% Aluminum Composite Material (ACM) panels.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	10/4/2022 6:00 PM	
MOVER:	Royce Williams, District 2	
SECONDER:	Craig Jackson, District 4	
AYES:	Harper, Mitchum, Williams, Jackson, Crouch	

VAR # 22-000033 - JBE Realty Holdings, LLC dba Jim Ellis Automotive Group

Allowance of ACM Panels as a Category B Exterior Building Material along all elevations

Art. 26 Sec. 261 Item 8

Comm Lassetter - 2nd District

Tax I.D. 087B-016; 087B-016A; 087B-016B

Commission District Commissioner Lassetter

On motion of Board member Williams, seconded by Board member Jackson, passing unanimously, the Board voted to recommend that the Board of Commissioners grant the use of Aluminum Composite Material (ACM) panels as building materials reduction along the southern, eastern, and western elevations of property located at 154, 156, and 162 Doc Turner Way, Newnan (Parcels # 087B-016, # 087B-016A, and # 087B-016B) as requested in Petition # VAR-22-000033 filed by JBE Realty Holdings (dba Jim Ellis Automotive Group), subject to the following conditions:

1. The southern elevation shall be constructed with a minimum of 74% Category A materials (brick, stone, glass) and a maximum of 26% Aluminum Composite Materials (ACM) panels.
2. As proffered by the applicant, each exterior building elevation shall be comprised of the following:
 - Eastern elevation shall be constructed with a minimum of 89% Category A materials (brick, stone, glass) with a maximum of 11% Aluminum Composite Material (ACM) panels.
 - Northern elevation shall be constructed with a minimum of 100% Category A materials (brick, stone, glass).
 - Western elevation shall be constructed with a minimum of 97% Category A materials (brick, stone, glass) with a maximum of 3% Aluminum Composite Material (ACM) panels.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	10/4/2022 6:00 PM	
MOVER:	Royce Williams, District 2	
SECONDER:	Craig Jackson, District 4	
AYES:	Harper, Mitchum, Williams, Jackson, Crouch	

VAR # 22-000034 - JBE Realty Holdings, LLC dba Jim Ellis Automotive Group

Buffer Reduction

Art. 25 Sec. 251

Comm Lassetter - 2nd District

Tax I.D. 087B-016; 087B-016A; 087B-016B

Commission District Commissioner Lassetter

On motion of Board member Mitchum, seconded by Board member Crouch, passing unanimously, the Board voted to recommend that the Board of Commissioners grant a 50-foot buffer reduction (from 75-feet to 25-feet) along the northern and western property lines of property located at 154, 156, and 162 Doc Turner Way, Newnan (Parcels # 087B-016, # 087B-016A, and # 087B-016B) as requested in Petition # VAR-22-000034 filed by JBE Realty Holdings (dba Jim Ellis Automotive Group), subject to the following conditions:

1. A 25-foot buffer shall be planted along the northern and western property lines and shall incorporate the landscape requirements under *Article 26 of the Coweta County Zoning and Development Ordinance*. A landscape plan shall be submitted and approved by the Community Development Department to ensure existing and/or planted materials provide appropriate screening and buffer of sound.
2. A 6-foot opaque, decorative fence shall be installed along the western property boundary. The fence is to stay in good working order and be replaced by the property owner when it becomes damaged or at the County's discretion and must be approved by the Community Development Department.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	10/4/2022 6:00 PM	
MOVER:	Lisa Mitchum, District 1 - Vice-Chairman	
SECONDER:	Delia Crouch, District 5	
AYES:	Harper, Mitchum, Williams, Jackson, Crouch	

2. 13342 : VAR 22-000047 - Lou Sobh Automotive Group

Zoning Coordinator Eschman presented Petition # VAR 22-000047 filed by Lou Sobh Automotive Group requesting exterior building materials variances for property located on Hwy. 34 East, Newnan (Parcel # 121-6038-070). She explained that the subject property consists of 4.83± acres, is located within the *Quality Development Corridor District (QDCD)* and is zoned *C-8 (Heavy Commercial)* for a car dealership. She further explained that on October 5, 2021, the Board of Commissioners voted to grant some exterior building modifications (Petition # ZA 036-21) as requested by the applicant; however, during the site plan review, it was determined that the layout encompasses additional building elevations not included with the initial variance request. Also, according to the applicant, the Kia dealership has amended its original prototype design, which now requires minor revisions along the northern,

southern, eastern, and western building elevations. In order for the applicant to follow the amended Kia dealership prototype, additional variances are needed. In closing, she highlighted the factors considered by staff during the application process, reviewed the surrounding properties, and presented one (1) condition for consideration by the Board should they choose to recommend that the Board of Commissioners grant the variance requests.

Board member Mitchum and Board member Crouch pointed out the same error in the verbiage for the conditions related to the minimum and maximum percentages of building materials as the previous cases (Petition # VAR 22-000033 and Petition # VAR 22-000034).

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

Ms. Melissa Griffis, applicant representative, explained that the applicant was previously granted approval to utilize Aluminum Composite Material (ACM) panels along with a reduction in the Category A materials for a Kia dealership. By the time that approval of the previous variances was granted, Kia had changed its prototype. The new prototype includes eight (8) sides to the building instead of four (4). Kia will not allow the applicant to construct the original building because it no longer meets their prototype. This is the reason that it is necessary for the applicant to request additional variances. In closing, she explained that the applicant has no objections to the edited conditions (scrivener's error) associated with the variance requests.

In response to a question from Chairman Harper, Ms. Griffis verified that there are no objections to corrected verbiage in the conditions related to minimum and maximum percentages of building materials.

In response to a question from Board member Mitchum, Ms. Griffis explained that the materials she presented associated with the previous cases (Petition # VAR 22-000033 and Petition # VAR 22-000034) for the Board to examine are the same materials (different brand but same grade/quality) that will be utilized on the Kia dealership.

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

On motion of Board member Crouch, seconded by Board member Williams, passing unanimously, the Board voted to close the Public Hearing regarding Petitions # VAR 22-000047 filed by Lou Sobh Automotive Group requesting exterior building materials variances for property located on Hwy. 34 East, Newnan (Parcel # 121-6038-070).

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	Delia Crouch, District 5
SECONDER:	Royce Williams, District 2
AYES:	Harper, Mitchum, Williams, Jackson, Crouch

VAR 22-047 - Lou Sobh Automotive Group

Exterior Building Materials

Art 26. Sec. 261. Item 8

Comm Reidelbach - 4th District

Tax I.D. 121 6038 070

Commission District Commissioner Reidelbach

On motion of Board member Crouch, seconded by Board member Williams, passing unanimously, the Board voted to recommend that the Board of Commissioners grant exterior building materials variances for property located on Hwy. 34 East, Newnan (Parcel # 121-6038-070) as requested in Petition # VAR 22-000047 filed by Lou Sobh Automotive Group, subject to the following condition:

1. Each building elevation shall reflect the exterior building materials submitted with the variances application(s):
 - Front (north) elevation shall be constructed with a minimum of 71% Category A materials (brick, stone, glass) and a maximum of 29% Aluminum Composite Material (ACM) panels.
 - Delivery side (west) elevation shall be constructed with a minimum of 85% Category A materials (brick, stone, glass) and a maximum of 7% Aluminum Composite Material (ACM) panels with the remainder of 8% comprised of Category B materials (stucco, exterior finish insulation system (EFIS), fiber cement board).
 - Rear (south) elevation shall be constructed with a minimum of 75% Category A materials (brick, stone, glass) with the remainder of 25% comprised of Category B materials (stucco, exterior finish insulation system (EFIS), fiber cement board).
 - Service reception side (east) elevation shall be constructed with a minimum of 84% Category A materials (brick, stone, glass) and a maximum of 13% Aluminum Composite Material (ACM) panels with the remainder of 3% comprised of Category B materials (stucco, exterior finish insulation system (EFIS), fiber cement board).
 - Express service (north) elevation shall be constructed with 100% Category A materials (brick, stone, glass).
 - East stair (south) elevation shall be constructed with a minimum of 78% Category A materials (brick, stone, glass) with the remainder of 22% comprised of Category B materials (stucco, exterior finish insulation system (EFIS), fiber cement board).
 - East stair (north) elevation shall be constructed with 100% Category A materials (brick, stone, glass).
 - Rear reception (south) elevation shall be constructed with a minimum of 65% Category A materials (brick, stone, glass) and a maximum of 35% Aluminum Composite Material (ACM) panels.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	10/4/2022 6:00 PM	
MOVER:	Delia Crouch, District 5	
SECONDER:	Royce Williams, District 2	
AYES:	Harper, Mitchum, Williams, Jackson, Crouch	

3. 13343 : VAR 22-000051 - Matthew Herman

Zoning Coordinator Eschman presented Petition # VAR 22-000051 filed by Matthew Herman requesting a rear yard setback variance for property located at 55 Line Creek Lane, Sharpsburg (Parcel # 143-6117-010). She explained that the applicant is proposing to construct a 16-feet by 32-feet detached garage to the right (south) side of the subject property at the end of an existing driveway. However, this side of the property has a narrow lot

configuration and a 20-foot drainage easement runs the entire length of the rear yard limiting placement of the detached garage. Therefore, the applicant is requesting a 20-foot rear yard setback reduction (from 40-feet to 20-feet). In closing, she highlighted the factors considered by staff during the application process and presented two (2) conditions for consideration by the Board should they choose to recommend that the Board of Commissioners grant the variance request.

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

Mr. Matthew Herman, applicant, explained that the proposed location is the only place the detached garage can be constructed in order to utilize the existing driveway and not encroach on the drainage easement.

There were no questions from the Board for Mr. Herman.

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

On motion of Board member Jackson, seconded by Board member Williams, passing unanimously, the Board voted to close the Public Hearing regarding Petition # VAR 22-000051 filed by Matthew Herman requesting a rear yard setback variance for property located at 55 Line Creek Lane, Sharpsburg (Parcel # 143-6117-010).

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	Craig Jackson, District 4
SECONDER:	Royce Williams, District 2
AYES:	Harper, Mitchum, Williams, Jackson, Crouch

VAR 22-051 - Matthew Herman

Rear Building Setback Reduction

Art. 23

Comm Reidelbach - 4th District

Tax I.D. 143 6117 010

Commission District Commissioner Reidelbach

On motion of Board member Mitchum, seconded by Board member Williams, passing unanimously, the Board voted to recommend that the Board of Commissioners grant a 20-foot rear yard setback reduction (from 40-feet to 20-feet) for property located at 55 Line Creek Lane, Sharpsburg (Parcel # 143-6117-010) as requested in Petition # VAR 22-000051 filed by Matthew Herman, subject to the following conditions:

1. The applicant shall meet all applicable requirements of the Building and Environmental Health Departments.
2. The proposed detached garage shall not be located any closer than 20-feet from the rear property line and shall be located outside of the 20-feet easement.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	10/4/2022 6:00 PM	
MOVER:	Lisa Mitchum, District 1 - Vice-Chairman	
SECONDER:	Royce Williams, District 2	
AYES:	Harper, Mitchum, Williams, Jackson, Crouch	

4. 13339 : VAR 22-000053 Wild Flora

Assistant Community Development Director Angela White presented Petition # VAR 22-000053 filed by Jennifer Candler (dba Wild Flora Farm) requesting to eliminate the buffer along the northern property line of property located at 7975 Hwy. 54, Sharpsburg (Parcel # 146-6130-013). She explained that on May 3, 2022, the Board of Commissioners voted to grant a *Special Use Permit (SUP)* for farm and garden tours, agritourism with educational workshops, beekeeping and related activities, distilling, tours, and tastings along with life celebrations. As the development plans are being finalized for review and permitting, the 50-foot buffer along the northern property line has been discussed. Following a discussion with the adjacent property owner to the north, a letter dated August 15, 2022, was submitted by the owners (Samuel Charles Candler and Carolynne Parise Minkowski) requesting that the 50-foot buffer not be planted. Mr. Candler and Ms. Minkowski also advise that they have been shown the master plan and respectfully ask that Wild Flora Farm be able to forego the planting of a buffer between the two (2) properties. While the *SUP* is not bound by a buffer under *Article 25* of the *Coweta County Zoning and Development Ordinance*, it has been traditionally set at 50-feet to protect adjoining neighbors. With this request, it appears that the affected neighbors to the north prefer that the open fields remain. In closing, she highlighted the factors considered by staff during the application process and presented one (1) condition for consideration by the Board should they choose to recommend that the Board of Commissioners grant the variance request.

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

Ms. Jennifer Candler, applicant, explained that according to the *Code of Ordinances* the purpose of a buffer is to protect residential lifestyles and neighboring residences from incompatible land uses. Neither of those apply to the northern parcel because it is being used as a flower farm and there is no residence on site. Also, when the flower farm was started the trees along the shared property lines were removed because they were shading the flower beds. If a buffer is planted, in a few years it will be shading the neighbor's flower beds again which they do not desire. Because of all these factors, she requested that the Board recommend approval of the variance request.

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

Chairman Harper called for any comments in support of the variance request.

Mr. Sam Candler, Hwy. 54, Sharpsburg explained that he is the property owner to the north of the subject property. He reiterated his request that the applicant be allowed to forego planting a buffer so he can enjoy the sunlight and avoid negative affects to his flower beds. In closing, he explained that the previous buffer was removed because it was shading the flower beds on

his property.

Chairman Harper called for any comments in opposition to the variance request. There were none.

On motion of Board member Crouch, seconded by Board member Mitchum, passing unanimously, the Board voted to close the Public Hearing regarding Petition # VAR 22-000053 filed by Jennifer Candler (dba Wild Flora Farm) requesting to eliminate the buffer along the northern property line of property located at 7975 Hwy. 54, Sharpsburg (Parcel # 146-6130-013).

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	Delia Crouch, District 5
SECONDER:	Lisa Mitchum, District 1 - Vice-Chairman
AYES:	Harper, Mitchum, Williams, Jackson, Crouch

VAR 22-000053 Wild Flora - 50-ft Buffer Reduction on North Property Line

Requesting 50-ft Buffer Reduction on the North Property Line

Commissioner Poole

Tax I.D. 146 6130 013

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 a 50-foot buffer reduction (from 50-feet to 0-feet) along the northern property line of property located at 7975 Hwy. 54, Sharpsburg (Parcel # 146-6130-013) as requested in Petition # VAR 22-000053 filed by Jennifer Candler (dba Wild Flora Farm), subject to the following condition:

1. The 50-foot buffer to the north may be eliminated as requested by the applicant and the northern property owner.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	10/4/2022 6:00 PM	
MOVER:	Delia Crouch, District 5	
SECONDER:	Lisa Mitchum, District 1 - Vice-Chairman	
AYES:	Harper, Mitchum, Williams, Jackson, Crouch	

5. 13340 : VAR 22-000056 Smith, Craig

Board Member Jackson excused himself and exited the meeting.

Because of a conflict of interest, Chairman Harper recused himself from any discussion or decision regarding Petition # VAR 22-000056 filed by Craig Smith requesting side and rear yard setback variances for property located at 121 Clearwater Road, Sharpsburg (Parcel # 124-1065-006), and Vice-Chairman Mitchum conducted the Public Hearing.

Assistant Community Development Director White presented Petition # VAR 22-000056 filed by Craig Smith requesting side and rear yard setback variances for property located at 121 Clearwater Road, Sharpsburg (Parcel # 124-1065-006). She explained that the applicant wishes to construct a 24-foot by 30-foot accessory building for vehicles and storage. There are

limitations with the subject property including its unusual shape, lake, residence, and setbacks associated with state waters. She noted that when the lot was originally developed, setbacks for state waters were not in effect, and the current residence was constructed in 2005-2006. She further explained that typically accessory buildings can be placed 5-feet from the side or rear property lines, however, the proposed location is in front of the house. For this reason, the 25-foot side yard and 50-foot rear yard setbacks are required. In closing, she highlighted the factors considered by staff during the application process, reviewed the surrounding properties, and presented three (3) conditions for consideration by the Board should they choose to recommend that the Board of Commissioners grant the variance requests.

In response to questions from Board member Williams and Board member Mitchum, Ms. White indicated the location of property currently owned by Coweta County in relation to the subject property and in relation to the property to the southwest of the subject property.

In response to a question from Board member Williams, Ms. White explained that there is approximately 40-feet between the subject property and the property to the southwest. This adjoining 40-feet is owned by the County and will not be developed.

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

Mr. Craig Smith, applicant, explained that he also owns property adjacent to the subject property. He explained that the shape and topography of the property make the proposed location the only suitable place to construct the accessory building.

There were no questions from the Board for Mr. Smith.

Vice-Chairman Mitchum called for any comments in support of the variance requests. There were none.

Vice-Chairman Mitchum called for any comments in opposition to the variance requests.

Assistant Community Development Director White explained that staff received correspondence from Mr. Rodney Martin the adjacent property owner to the southwest (Lullwater Court, Sharpsburg) in opposition to the variance requests because of the size of the structure and proximity to the property line making it visible from his home.

On motion of Board member Crouch, seconded by Board member Williams, passing by a vote of 3 to 0, with Chairman Harper recusing himself, and Board member Jackson absent, the Board voted to close the Public Hearing regarding Petition # VAR 22-000056 filed by Craig Smith requesting side and rear yard setback variances for property located at 121 Clearwater Road, Sharpsburg (Parcel # 124-1065-006).

RESULT: PUBLIC HEARING CLOSED [3 TO 0]
MOVER: Delia Crouch, District 5
SECONDER: Royce Williams, District 2
AYES: Lisa Mitchum, Royce Williams, Delia Crouch
ABSENT: Craig Jackson
RECUSED: George Harper

VAR 22-000056 Smith, Craig

Requesting Side Setback Reduction from 25-ft to 2-ft

Rear Setback Reduction from 50-ft to 4-ft

Tax I.D. 124 1055 006

Commission District Commissioner Lassetter

On motion of Board member Crouch, seconded by Board member Williams, passing by a vote of 3 to 0, with Chairman Harper recusing himself, and Board member Jackson absent, the Board voted to recommend that the Board of Commissioners grant a 23-foot side yard setback reduction (from 25-feet to 2-feet) and a 46-foot rear yard setback reduction (from 50-feet to 4-feet) for property located at 121 Clearwater Road, Sharpsburg (Parcel # 124-1065-006) as requested in Petition # VAR 22-000056 filed by Craig Smith, subject to the following conditions:

1. Setbacks shall be no closer than 2-feet on the side and 4-feet on the rear.
2. The applicant shall meet all applicable requirements of *Article 21 Stream Corridor Protection, Article 22 Flood Protection, and Chapter 30 Soil Erosion, Sedimentation and Pollution Control* of the Coweta County Code of Ordinances.
3. A building permit shall be obtained prior to any work on the site.

RESULT: RECOMMEND APPROVAL [3 TO 0] Next: 10/4/2022
6:00 PM
MOVER: Delia Crouch, District 5
SECONDER: Royce Williams, District 2
AYES: Lisa Mitchum, Royce Williams, Delia Crouch
ABSENT: Craig Jackson
RECUSED: George Harper

IV. Additional Business

A. Next BOZA Mtg - October 27, 2022

Chairman Harper rejoined the meeting.

Assistant Community Development Director White confirmed that the next Public Hearing held by the Board of Zoning Appeals will be on October 27, 2022 at 6:00 p.m. She also confirmed that the November meeting of the Board of Zoning Appeals will be held on Tuesday, November 15, 2022 at 6:00 p.m.

V. Adjournment

Adjourn

On motion of Board member Williams, seconded by Board member Crouch, passing by a vote of 4 to 0, with Board member Jackson absent, the Board voted to adjourn the meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Royce Williams, District 2
SECONDER:	Delia Crouch, District 5
AYES:	George Harper, Lisa Mitchum, Royce Williams, Delia Crouch
ABSENT:	Craig Jackson