



Coweta County Board of Zoning Appeals

Public Hearing

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~ Minutes ~

Angela White
770.254.2635

Thursday, August 26, 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	Absent	

II. Approval of Minutes

1. Board of Zoning Appeals - Public Hearing - Jul 22, 2021 6:00 PM

On motion of Board member Mitchum, seconded by Board member Harper, passing unanimously, the Board voted to approve the minutes from the Public Hearing held on July 22, 2021.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lisa Mitchum, District 1
SECONDER:	George Harper, District 3 - Vice-Chairman
AYES:	George Harper, Lisa Mitchum, Billy Cranford
ABSENT:	Craig Jackson, Delia Crouch

III. Public Hearing

A. Petitions

1. 10405 : ZA 030-21 Higginbotham - Temp RV - C.U.P.

The subject site has a total area of 5.18± acres, Lot 3 of McKoy Farms development located off Tom Witcher Road, zoned RC (Rural Conservation).

Mr. and Mrs. Higginbotham purchased the property and preparations are underway for construction of a personal residence. The applicants would like to remain on the site during the construction phases; therefore, they are requesting to utilize a temporary camper (RV) as a residence for a twelve (12) month period.

Documentation has been submitted requesting a Conditional Use Permit under *Article 6. Exceptions and Modifications. Sec 67. Parking, Storage or use of certain vehicles and equipment which states "No recreational vehicle or equipment shall be used for living, sleeping or housekeeping purposes when parked or stored on a residential lot, or in any location not approved for such use"*.

A zoning verification has been submitted and approved by the Community

Development Department. The Contractor, R.L. Ward LLC, has pulled permits and the residence is under construction.

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

1. The use of the recreational vehicle (RV) is temporary for twelve (12) months while a permanent home is constructed on the subject site. (Factors 1, 2, 3, 5, 6)
2. The temporary use of the recreational vehicle (RV) should have little impact on the county or the surrounding areas. (Factors 1, 2, 4, 5, 11)
3. The temporary use of a recreational vehicle (RV) shall create no additional impact or service requirement as it serves as a temporary residence. (Factors 4, 5, 8, 9)

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

1. The use of the recreational vehicle as a temporary basis shall be permitted for a maximum period of twelve (12) months, beginning September 10, 2021 and ending September 11, 2021 or thirty (30) days after the Certificate of Occupancy is granted, whichever is less; at which time the recreational vehicle (RV) shall no longer be used as the residence.
2. No more than one (1) recreational vehicle shall be parked on the site.
3. Park the recreational vehicle (RV) at least 10-feet away from the primary residential structure.
4. Ensure the recreational vehicle (RV) has a working smoke and carbon monoxide detector.
5. If the RV does not already have one in place, the Fire Marshal recommends installing a multipurpose dry chemical fire extinguisher.
6. The applicant shall meet all applicable requirements of the Environmental Health Department.

There were no questions from the Board for Staff.

The applicant did not wish to speak to the Board

Board Member Billy Cranford called for anyone who wished to speak in favor/opposition of this request. There were none.

On motion of Board member Harper, seconded by Board member Mitchum, passing unanimously, the Board voted to close the Public Hearing regarding Petition ZA 030-21.

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER: George Harper, District 3 - Vice-Chairman
SECONDER: Lisa Mitchum, District 1
AYES: George Harper, Lisa Mitchum, Billy Cranford
ABSENT: Craig Jackson, Delia Crouch

ZA 030-21 Higginbotham - Temp RV - C.U.P.

McKoy Farms Lane, Newnan

Commissioner Lassiter

Tax I.D. 025 4058 004

Commission District Commissioner Lassetter

Mr. Harper stated that the Board has seen many of these type requests before.

On motion of Board member Harper, seconded by Board member Mitchum, passing unanimously, the Board voted to recommend that the Board of Commissioners grant the request of Petition ZA 030-21, 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 September 10, 2021 and ending September 11, 2021 or 30 days after the Certificate of Occupancy is granted, whichever is less; at which time the recreational vehicle (RV) shall no longer be used as the residence.
2. No more than one (1) recreational vehicle (RV) shall be parked on the site.
3. Park the recreational vehicle (RV) at least 10-feet away from the primary residential structure.
4. Ensure the recreational vehicle (RV) has a working smoke and carbon monoxide detector.
5. Ensure the recreational vehicle (RV) has a working multipurpose dry chemical fire extinguisher.
6. The applicant shall meet all applicable requirements of the Environmental Health Department.

RESULT: RECOMMEND APPROVAL [UNANIMOUS]
MOVER: George Harper, District 3 - Vice-Chairman
SECONDER: Lisa Mitchum, District 1
AYES: George Harper, Lisa Mitchum, Billy Cranford
ABSENT: Craig Jackson, Delia Crouch

2. 10406 : ZA 031-21 Ragan Buffer Reduction Var

Board Member Vice Chairman George Harper recused himself from this discussion.

Board Member Chairman Craig Jackson joined the meeting via telephone to establish a quorum.

The subject property is a vacant tract located at Pine Road, the future Newnan Bypass Extension & SR 29. The site has a total area of 18.22± acres, zoned M-

Industrial. The Seaboard Coastline Railroad adjoins the property along the western property boundary, zoned RC (Rural Conservation). A 100-ft buffer is required between the RC and M zoning districts.

The applicant currently has the property up for sale and is requesting to eliminate the required 100-ft buffer along the western/rear property boundary adjoining the railroad property. The request will provide more buildable area for a potential buyer.

The site plan indicates two (2) warehouse buildings with access frontage along Pine Road and the proposed Newnan Bypass Extension, a retail office building with access off the proposed Newnan Bypass Extension, and eight (8) mini-warehouse storage buildings with an access drive along Hwy 29. Although, these are permitted uses within the M-Industrial zoning district, this is only an illustration showing a potential configuration.

The Community Development Department submits the following Key Factors for Consideration in reviewing the variance request:

1. Based on staff comments and recommended conditions, the proposed request should not have any adverse impact on public facilities or the adjacent or nearby properties. (Factors 1, 2, 4, 5)
2. The buildable area of the site is limited due to stream and buffer requirements. (Factors 3, 5, 6)

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

1. The proposed access point along the south side of the Newnan Bypass Extension should be shifted to the west to align with Pine Road.
2. The applicant shall obtain a permit from the Georgia Department of Transportation for the proposed access point to/from US 29 and shall construct any improvements deemed necessary by GDOT to serve this access point.
3. Applicant shall negotiate in good faith right-of-way with Coweta County for Bypass expansion.

There were no questions from the Board for Staff.

Applicant representative George Harper: The property has been owned by the family for 40 years. The concept drawings are for visual determination of what the site has to offer, the property will be sold as vacant land. Mr. Harper stated that Community Development Department member Ben Sewell made a site visit and was of the opinion that in this situation, no buffer was needed.

Board Member Billy Cranford called for anyone who wished to speak in favor/opposition of this request. There were none.

Letters of opposition were provided by the following citizens:

Pastor David B. Lay, 1325 Hwy. 29 S, Newnan, Ga. 30263

On motion of Board member Mitchum, seconded by Board member Jackson, passing unanimously, the Board voted to close the Public Hearing regarding Petition ZA 031-21.

RESULT:	PUBLIC HEARING CLOSED [3 TO 0]
MOVER:	Lisa Mitchum, District 1
SECONDER:	Craig Jackson, District 2 - Chairman
AYES:	Craig Jackson, Lisa Mitchum, Billy Cranford
ABSENT:	Delia Crouch
RECUSED:	George Harper

ZA 031-21 Ragan 100-ft Buffer Reduction Variance

Bypass/Pine Rd, Newnan

Commissioner Lassetter

Tax I.D. 076 2072 002

Commission District Commissioner Lassetter

On motion of Board Member Mitchum, seconded by Board Member Jackson, passing unanimously, the Board voted to recommend that the Board of Commissioners grant the request of Petition ZA 031-21, subject to the following conditions:

1. The proposed access point along the south side of the Newnan Bypass Extension should be shifted to the west to align with Pine Road.
2. The applicant shall obtain a permit from the Georgia Department of Transportation for the proposed access point to/from US 29 and shall construct any improvements deemed necessary by GDOT to serve this access point.
3. Applicant shall negotiate in good faith right-of-way with Coweta County for Bypass expansion.

RESULT:	RECOMMEND APPROVAL [3 TO 0]
MOVER:	Lisa Mitchum, District 1
SECONDER:	Craig Jackson, District 2 - Chairman
AYES:	Craig Jackson, Lisa Mitchum, Billy Cranford
ABSENT:	Delia Crouch
RECUSED:	George Harper

3. 10407 : ZA 032-21 - Autosmith (Nextcar) - Variance

The subject property has a total area of 0.92± acres located at 8867 Hwy 54. The subject site was rezoned to C-8 (Heavy Commercial) for a car dealership under

Petition 010-19. With that rezoning approval, six variances were also approved under Petition ZA 026-19. One of those approved variances was from Article 24. Sec 246.5.2 regarding terminal/landscaping parking islands. The applicant was to maintain two (2) existing landscape islands along the roadway and in front of the building and install an additional landscape island at the northwest corner of the site.

The subject site adjoins a commercial building, known as Heirloom Market Company, which also shares an ingress/ egress driveway. According to the applicant, the additional landscape island at the northwest corner impedes the safety within the site for pedestrian, vehicle traffic and commercial deliveries; therefore, a request is being made to eliminate the required landscape island.

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

1. The existing site is limited in size and not conducive to allow maximum inventory storage for the proposed use. (Factors 3, 5)
2. The proposed request will not allow any additional parking to be utilized on the site. (Factor 5)
3. There is a discrepancy between County staff and applicant regarding impact of landscape island and traffic circulation. (Factors 2,3,4,5)

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

1. The location of the removed northwest landscape island shall be striped and visibly marked as a "No Parking Zone".
2. As proffered, the applicant shall plant additional shrubbery and assorted flowers within the existing landscape parking islands throughout the site. The additional plantings must be approved by the Development Review Division prior to installation.

There were no questions from the Board for Staff.

Applicant: Robert Culver, Scott Gulledge. Site development has been a 2-year project. The area is congested, and large trucks have trouble navigating the area. We will not have a problem if two parking spaces are removed, and we will not allow any parking there.

Justin Gibson, property owner. The island prevents free movement and is in the way of emergency vehicles. Wall is not seen by drivers it has been hit multiple times, it is a big problem causing liability for accidents.

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

Letters of support were provided by the following citizens:

Rick Candler, representing Rolling Meadows Properties, LLC - no address provided on his letter.

On motion of Board member Mitchum, seconded by Board member Harper, passing unanimously, the Board voted to close the Public Hearing regarding Petition ZA 032-21.

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	Lisa Mitchum, District 1
SECONDER:	George Harper, District 3 - Vice-Chairman
AYES:	George Harper, Lisa Mitchum, Billy Cranford
ABSENT:	Craig Jackson, Delia Crouch

ZA 032-21 - Autosmith (Nextcar) - Variance

8867 Hwy 54, Sharpsburg

Commissioner Poole

Tax I.D. 146 6154 001

Commission District Commissioner Poole

Ms. Eschman stated that a lot of the landscape requirements were previously eliminated.

Mr. Harper said he believes there are other options instead of eliminating the island.

Ms. Mitchum said she is familiar with the difficulty of the traffic flow at this location.

On motion of Board member Harper, seconded by Board member Mitchum, passing unanimously, the Board voted to recommend that the Board of Commissioners grant the request of Petition ZA 032-21, with the following modification to condition #1 and the other conditions as listed:

- ~~1. The location of the removed northwest landscape island shall be striped and visibly marked as a "No Parking Zone".~~
1. The landscape island shall be reconfigured to incorporate roll back curb with a paved nose, with the existing landscape to remain in the island.
2. As proffered, the applicant shall plant additional shrubbery and assorted flowers within the existing landscape parking islands throughout the site. The additional plantings must be approved by the Development Review Division prior to installation.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]
MOVER:	George Harper, District 3 - Vice-Chairman
SECONDER:	Lisa Mitchum, District 1
AYES:	George Harper, Lisa Mitchum, Billy Cranford
ABSENT:	Craig Jackson, Delia Crouch

4. ZA 033-21 NYCO America - Variances (3)

- 1. Height Variance - 34'11 to 75'**
- 2. Distance between Structures - 10' to 6'**
- 3. Front Yard Setback Reduction - 75' to 30'**

87 Amlajack Way
Commission Blackburn
Tax I.D. 097 5109 038 & 39
Commission District Commissioner Blackburn

The subject property is located at 87 Amlajack Way in the Shenandoah Industrial Park. Since 2016, NYCO America has found success at this location with a headquarters and operations platform. Now the Company would like to expand the plant footprint for production, thereby increasing employment in the community.

The current campus contains a 16,000 square foot warehouse with an additional 3,600 square foot office area. This expansion will move southward on the property for a chemical plant producing aviation lubricants for jet engines. Two buildings are proposed along with 26 tanks.

The applicant is requesting the following 3 variances:

- 1. Height Variance Requesting 75-ft**

Article 23 Dimensional Requirements provide for a 34'11" height

The major building expansion with process stacks on top require 75-ft for proper operation.
- 2. Distance between structures Requesting 6-ft**

Art 4 Sec 47 provides for a 10-ft requirement

The tank farm would need the 4-ft reduction between structures to provide for the number of tanks required for the operation.
- 3. Front Setback Reduction down to 30-ft**

Article 23 Dimensional Requirements provide for a 75-ft front setback

Reduction needed to provide for adequate spacing of plant addition.

Should the Board of Zoning Appeals recommend approval for the request, the Community Development Department submits the following conditions for

consideration:

1. All applicable requirements of the International Building Code shall be implemented in design and construction.
2. All applicable requirements of the International Fire Code shall be implemented in design and construction.
3. The parcels shall be combined into one parcel with the existing parcel.

There were no questions from the Board for Staff.

Applicant: Don Porter, Engineer introduces Jamal King, NYCO America project construction manager. This business services several industries such as Civil and Aviation. The ideal spacing for the tanks is 4' spacing. The Shenandoah Property Owner's Association has no objections to this request.

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

On motion of Board member Harper, seconded by Board member Mitchum, passing unanimously, the Board voted to close the Public Hearing regarding Petition ZA 033-21.

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	George Harper, District 3 - Vice-Chairman
SECONDER:	Lisa Mitchum, District 1
AYES:	George Harper, Lisa Mitchum, Billy Cranford
ABSENT:	Craig Jackson, Delia Crouch

Height Variance - Article 23

Mr. Harper stated that this development is in the back of the industrial park and is hidden so this request should cause no issues.

On motion of Board member Mitchum, seconded by Board member Harper, passing unanimously, the Board voted to recommend that the Board of Commissioners grant the request of Petition ZA 033-21, subject to the following conditions:

1. All applicable requirements of the International Building Code shall be implemented in design and construction.
2. All applicable requirements of the International Fire Code shall be implemented in design and construction.
3. The parcels shall be combined into one parcel with the existing parcel.

RESULT: RECOMMENDED APPROVAL [UNANIMOUS]
MOVER: Lisa Mitchum, District 1
SECONDER: George Harper, District 3 - Vice-Chairman
AYES: George Harper, Lisa Mitchum, Billy Cranford
ABSENT: Craig Jackson, Delia Crouch

Distance Between Structures Variance - Article 4

On motion of Board member Mitchum, seconded by Board member Harper, passing unanimously, the Board voted to recommend that the Board of Commissioners grant the request of Petition ZA 033-21, subject to the following conditions:

1. All applicable requirements of the International Building Code shall be implemented in design and construction.
2. All applicable requirements of the International Fire Code shall be implemented in design and construction.
3. The parcels shall be combined into one parcel with the existing parcel.

RESULT: RECOMMENDED APPROVAL [UNANIMOUS]
MOVER: Lisa Mitchum, District 1
SECONDER: George Harper, District 3 - Vice-Chairman
AYES: George Harper, Lisa Mitchum, Billy Cranford
ABSENT: Craig Jackson, Delia Crouch

Font Yard Setback Variance - Article 23

On motion of Board member Mitchum, seconded by Board member Harper, passing unanimously, the Board voted to recommend that the Board of Commissioners grant the request of Petition ZA 033-21, subject to the following conditions:

1. All applicable requirements of the International Building Code shall be implemented in design and construction.
2. All applicable requirements of the International Fire Code shall be implemented in design and construction.
3. The parcels shall be combined into one parcel with the existing parcel.

RESULT: RECOMMENDED APPROVAL [UNANIMOUS]
MOVER: Lisa Mitchum, District 1
SECONDER: George Harper, District 3 - Vice-Chairman
AYES: George Harper, Lisa Mitchum, Billy Cranford
ABSENT: Craig Jackson, Delia Crouch

5. 10408 : ZA 034-21 JHP Family Investments, LLLP - Height Variance

JHP Family Investments, LLLP has submitted a request for "Newnan Senior Living", a proposed Residential Retirement Community & Care District located off SR 34 East. The proposed site is east of the Newnan Chrysler Car

Dealership, north of SR 34, west of the Chatsworth Place subdivision and south of Wisteria Gardens, another RRCC development

ZA 034-21 is a Variance Request for a 55-ft 3-story Independent and Assisted Living Residential Structure. The permitted height is 34'11" thus creating a 20'1" variance request. There is a provision for Administrative Height Variances but since the applicant was already filing for a Conditional Use Permit and Rezoning Request, it was decided that the Board Height Variance would bring all issues together for the Board and the public.

The Community Development Department submits the following highlights regarding the Factors of Review:

1. The County Fire Department, Airport Manager, and Building Official do not object to the requests. (Factor 4)
2. The height variance is common to residential communities that provide transitional properties in multi-story buildings. (Factors 1)

Should the Board of Zoning Appeals recommend approval of this request to the Board of Commissioners, the Community Development Department is recommending that the following condition be met by the applicant:

1. Shall meet all applicable requirements of the State and County Fire Marshals.
2. The overall height of the building shall not exceed the 55-ft.

There were no questions from the Board for Staff.

Applicant: Joe Powell, Fernando Ramirez - the site slopes down to SR 34 so the 3rd story will be level with the other buildings. This will be an active community and will have all the required fire exits. The additional height will help the buildings be more visually appealing for the different roof style being used.

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

On motion of Board member Harper, seconded by Board member Mitchum, passing unanimously, the Board voted to close the Public Hearing regarding Petition ZA 034-21.

RESULT:	PUBLIC HEARING CLOSED [UNANIMOUS]
MOVER:	George Harper, District 3 - Vice-Chairman
SECONDER:	Lisa Mitchum, District 1
AYES:	George Harper, Lisa Mitchum, Billy Cranford
ABSENT:	Craig Jackson, Delia Crouch

ZA 034-21 JHP Family Investments, LLLP - Height Variance

SR 34 E/Garden Walk, Newnan

Commissioner Blackburn/Reidelbach

Tax I.D. 109 5081 005

Commission District Commissioner Blackburn, Commissioner Reidelbach

On motion of Board member Harper, seconded by Board member Mitchum, passing unanimously, the Board voted to recommend that the Board of Commissioners grant the request of Petition ZA 034-21, subject to the following conditions:

1. Shall meet all applicable requirements of the State and County Fire Marshals.
2. The overall height of the building shall not exceed the 55-ft.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]
MOVER:	George Harper, District 3 - Vice-Chairman
SECONDER:	Lisa Mitchum, District 1
AYES:	George Harper, Lisa Mitchum, Billy Cranford
ABSENT:	Craig Jackson, Delia Crouch

6. 10410 : ZA 035-21 JHP Family Investments, LLLP - C.U.P.

JHP Family Investments, LLLP has submitted a request for “Newnan Senior Living”, a proposed Residential Retirement Community & Care District located off SR 34 East. The proposed site is east of the Newnan Chrysler Car Dealership, north of SR 34, west of the Chatsworth Place subdivision and south of Wisteria Gardens, another RRCC development

ZA 035-21 is a Conditional Use Request for Assisted Living & Memory Care. The Assisted Living will incorporate 79 units and will be located within the 3-story structure. The single-story Memory Care facility will incorporate 32 units. The Rezoning will be heard under Petition 017-21 in September.

The Community Development Department submits the Conditional Use Permit with the following factors for consideration:

1. The proposed Assisted Living Facility and Memory Care Facilities provide for the goals of the Comprehensive Plan. (Factors 3,5,10)
2. Architectural and landscaping standards under the County’s Zoning & Development Regulations will ensure a quality development is built.

Should the Board of Zoning Appeals recommend approval for the request, the Community Development Department is recommending that the applicant meet the following conditions:

1. This facility will fall under the jurisdiction of the GA State Fire Marshal’s Office. Reference OCGA 25-2-13.
2. There shall be a staff person on site 24 hours 7 days a week at the facility to coordinate with emergency response personnel as to the number of people in the facility and the number of people assigned to each individual room. This person shall be responsible for the accountability of

the occupants.

3. The development shall not exceed the 79 units in Assisted Living and 32 units in Memory Care as proffered in the application.
4. All applicable Environmental Health Regulations shall be met.
5. Pedestrian circulation shall meet all applicable requirements set forth in Section 94A.
6. All applicable requirements of Article 26 Quality Development Corridor District shall be met.
7. A detailed architectural package shall be submitted based upon the proffered renderings. However, it shall meet all requirements of the Quality Development Corridor Ordinance, including landscaping unless a variance is granted through the normal review process.
8. All applicable requirements of Art 9A RRCC shall be met including pedestrian circulation and deed restrictions.
9. All applicable requirements of the Georgia Department of Transportation shall be met.
10. All applicable parking requirements shall be met unless a variance is granted.
11. The owner/developer shall agree to work with the County, in good faith, to address any concerns such as noise, odor, glare, or other objectionable features.

There were no questions from the Board for Staff.

Applicant: Joe Powell stated that this was an integral piece that will finish this development.

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

On motion of Board member Mitchum, seconded by Board member Harper, passing unanimously, the Board voted to close the Public Hearing regarding Petition ZA 035-21.

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]

MOVER: Lisa Mitchum, District 1

SECONDER: George Harper, District 3 - Vice-Chairman

AYES: George Harper, Lisa Mitchum, Billy Cranford

ABSENT: Craig Jackson, Delia Crouch

ZA 035-21 JHP Family Investments, LLLP - C.U.P.

SR 34 E/Garden Walk, Newnan
Commissioners Blackburn, Reidelbach
Tax I.D. 109 5081 005A
Commission District Commissioner Blackburn, Commissioner Reidelbach

On motion of Board member Mitchum, seconded by Board member Harper, passing unanimously, the Board voted to recommend that the Board of Commissioners grant the request of Petition ZA 035-21, subject to the following conditions:

1. This facility will fall under the jurisdiction of the GA State Fire Marshal's Office. Reference OCGA 25-2-13.
2. There shall be a staff person on site 24 hours 7 days a week at the facility to coordinate with emergency response personnel as to the number of people in the facility and the number of people assigned to each individual room. This person shall be responsible for the accountability of the occupants.
3. The development shall not exceed the 79 units in Assisted Living and 32 units in Memory Care as proffered in the application.
4. All applicable Environmental Health Regulations shall be met.
5. Pedestrian circulation shall meet all applicable requirements set forth in Section 94A.
6. All applicable requirements of Article 26 Quality Development Corridor District shall be met.
7. A detailed architectural package shall be submitted based upon the proffered renderings. However, it shall meet all requirements of the Quality Development Corridor Ordinance, including landscaping unless a variance is granted through the normal review process.
8. All applicable requirements of Art 9A RRCC shall be met including pedestrian circulation and deed restrictions.
9. All applicable requirements of the Georgia Department of Transportation shall be met.
10. All applicable parking requirements shall be met unless a variance is granted.
11. The owner/developer shall agree to work with the County, in good faith, to address any concerns such as noise, odor, glare, or other objectionable features.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]
MOVER:	Lisa Mitchum, District 1
SECONDER:	George Harper, District 3 - Vice-Chairman
AYES:	George Harper, Lisa Mitchum, Billy Cranford
ABSENT:	Craig Jackson, Delia Crouch

IV. Additional Business

A. Next BOZA Mtg - September 23, 2021

V. Adjournment

1. Adjourn

On motion of Board member Harper, seconded by Board member Mitchum, passing unanimously, the Board voted to adjourn the meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	George Harper, District 3 - Vice-Chairman
SECONDER:	Lisa Mitchum, District 1
AYES:	George Harper, Lisa Mitchum, Billy Cranford
ABSENT:	Craig Jackson, Delia Crouch