



Coweta County Board of Zoning Appeals

Public Hearing

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~ Minutes ~

Angela White
770.254.2635

Thursday, August 25, 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	

II. Approval of Minutes

1. Board of Zoning Appeals - Public Hearing - Jul 28, 2022 6:00 PM

On motion of Board member Mitchum, seconded by Board member Crouch, passing unanimously, the Board voted to approve the minutes from the Public Hearing held on Thursday, July 28, 2022.

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

III. Public Hearing

A. Petitions

1. 13307 : VAR 22-000045- Pulte Home Co, LLC dba Del Webb Community

1. Min Lot Size Reduction - 8500 sq.ft. to 5250 sq.ft (30%)
6500 sq.ft.(45%)
8250 sq.ft.(25%)

2. Min Front Yard Setback - 20-ft to 15-ft
3. Min Side Yard Setback - 10-ft to 5-ft
4. Min Rear Yard Setback - 40-ft to 10-ft
5. Min Lot Width Red. at Front Setback - 60-ft to 42-ft (30%)
6. Bldg Design Standards - Offered as an Option
7. Max Bldg Height - 45-ht for Clubhouse Spire
8. Req 2 access pts on east side of Posey Rd
9. Rez 3 access pts on west side of Posey Rd

Posey Rd and Holz Parkway
Commissioners Blackburn and Reidelbach
Tax I.D. 108 6008 002-4, 108 5113 001, 109 5112 002
Commission District Commissioner Blackburn, Commissioner Reidelbach

Assistant Community Development Department Director Angela White
presented Petition # VAR 22-000045 filed by Pulte Home Company, LLC (dba

Del Webb Community) requesting the following variances for property located on Posey Road, Baker Road, and westward toward Hollz Parkway:

1. Minimum lot size reduction
 - a. From 8,500 square feet to 5,250 square feet (30% of units)
 - b. From 8,500 square feet to 6,500 square feet (45% of units)
 - c. From 8,500 square feet to 8,250 square feet (25% of units)
2. Minimum front yard setback reduction from 20-feet to 15-feet
3. Minimum side yard setback reduction from 10-feet to 5-feet
4. Minimum rear yard setback reduction from 40-feet to 10-feet
5. Minimum lot width reduction at the front setback from 60-feet to 42-feet for no more 30% of units
6. Building design standards - building design will be offered as an option to potential buyers (Section 94A.5 Building Design)
7. Maximum building height increase (45-feet for clubhouse spire)
8. Two (2) access points on the east side (Posey Road)
9. Three (3) access points on the west side (Posey Road)

She explained that the subject property consists of 580.89± acres currently zoned *RC (Rural Conservation)* and the applicant has submitted a rezoning application (Petition # REZ 22-000031) requesting the *RRCC (Residential Retirement Community Care District)* zoning for a proposed 1,236 unit community which will be considered by the Board of Commissioners at a Public Hearing on September 20, 2022. The applicant is requesting the nine (9) variances because of the proposed retirement community design.

In closing, she highlighted the factors considered by staff during the application review process and presented conditions for consideration by the Board should they choose to recommend that the Board of Commissioners approve the request.

Ms. White fielded questions from the Board.

Board member Williams asked if road improvements had been considered for Baker, Hammock and Posey Roads.

Ms. White explained the Development of Regional Impact process and that those study improvements would be engaged at the Rezoning Report, REZ 22-000031.

Applicant George Rosenzweig spoke on behalf of the Applicant. A PowerPoint presentation highlighted the proposed Del Webb Community that was proposed for the area.

He advised that the development's main entrance will be on Hollz Parkway. There are plans for improvements to Posey Road as well. He also explained that the total density of this proposed development would be 2 units per acre, with over 200 acres of open space.

He spoke to the nature of the variances needed to support the quality development that is a characteristic of Pulte Homes and their Del Webb communities throughout the country.

Chairman Harper called for any comments in support of or in opposition to the proposed variance.

SUPPORT:

1. Garen Smith, 2475 Northwinds Pkwy, Alpharetta
2. Edwin K Daniel, 3366 Cuvverton Lane, Alpharetta - Current property owner of proposed development - Did not address the Board.
3. Richard C. Daniel, 3430 Sundance Dr, Gainesville, GA - Current property owner of proposed development. Did not address the Board.

OPPOSITION:

1. Mr. Ernest Garrett, 45 Springridge Ct, stated he is the President of Springwater S/D HOA and they already have an issue with people cutting thru the neighborhood. He fears the extra traffic from this proposed development would be a danger to those walking for exercise and/or walking their pets. He posed the following questions:
 - a) Is the Traffic Study available to the public?
 - b) Has an Environmental study been done?He also stated a concern about this development causing runoff and silt to invade their lake. He stated that Pulte built a similar development of approximately 1000 homes in West Dade County, Florida, that were destroyed by Hurricane Andrew. It is his opinion that these homes were of "shotty" construction, therefore were unable to withstand hurricane conditions. His final concern was regarding the notification process pertaining to this proposed development. Ms. White explained the process the County follows to send letters to anyone within 250' of the proposed development.
2. Mr. Thomas Drolet, 101 Windermere Circle, expressed his main concern as being the additional traffic along Posey Rd, which is a 2-lane road. Per his calculations, this proposed development would increase traffic by approximately 2100 additional cars. He feels this will destroy the "community feel" of his neighborhood (Windermere) and it will no longer feel like a suburban community.
3. Mr. George Danusis, 20 Springview Pl, believes the removal of trees will lessen the "feel" of their beautiful neighborhood.
4. Mr. Jeff Pray, 155 Saint George's Ln, fears that the pictures depicted in the slideshow presented by Mr. Rosenzweig will not be what is actually constructed. It is his opinion that, due to the width of these lots, only narrow, straight houses will fit.

Mr. Bob Palmer, Coweta County Public Works/Transportation Manager discussed the Traffic Study and the Development of Regional Impact.

Ms. Angela White advised the Public that the DRI information and Traffic Studies were public record and could be requested via an email request. Ms. White's email was provided for anyone wanting to make these requests.

The Board questioned if this would be like the Pulte development near Griffin. Board member Williams commented that the development exits onto a 4-lane highway, unlike this proposed development that dumps into neighborhood streets.

Regina Watkiss, 285 Springwater Chase, Newnan submitted a form in opposition

Paul Memmo, 305 Springwater Chase, Newnan submitted a form in opposition

Applicant Representative Rosenzweig addressed the Board to rebut the various comments.

1. He advised that Commissioner Reidelbach had held 3 meetings regarding the proposed development and has another one planned.
2. Again, stated that the Main Gateway to this new community would be on Holz Parkway.
3. The entrance from Baker Road will be "emergency access" only.
4. This will be a gated community with ornamental and aesthetically pleasing designs.
5. Developer will comply with all stormwater concerns.
6. A medium will be installed to prevent entry to Windermere/Springwater subdivisions from this development.
7. The homes in the proposed development will be primarily one (1) story - some house plans may come with a "loft" option.

On motion of Board member Crouch, seconded by Board member Mitchum, passing unanimously, the Board voted to close the Public Hearing.

RESULT: PUBLIC HEARING CLOSED [UNANIMOUS]

MOVER: Delia Crouch, District 5

SECONDER: Lisa Mitchum, District 1 - Vice-Chairman

AYES: Harper, Mitchum, Williams, Jackson, Crouch

VAR 22-000031 - Pulte Home Co, LLC dba Del Webb Community

1. Min Lot Size Reduction - 8500 sq.ft. to 5250 sq.ft (30%)
6500 sq.ft.(45%)
8250 sq.ft.(25%)
2. Min Front Yard Setback - 20-ft to 15-ft
3. Min Side Yard Setback - 10-ft to 5-ft
4. Min Rear Yard Setback - 40-ft to 10-ft
5. Min Lot Width Red. at Front Setback - 60-ft to 42-ft (30%)
6. Bldg Design Standards - Offered as an Option
7. Max Bldg Height - 45-ht for Clubhouse Spire
8. Req 2 access pts on east side of Posey Rd
9. Rez 3 access pts on west side of Posey Rd

Posey Rd and Holz Parkway

Commissioners Blackburn and Reidelbach

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

Commission District Commissioner Blackburn, Commissioner Reidelbach

Chairman Harper called for any discussion from the Board.

1. As discussed earlier, there is an additional neighborhood meeting planned for this proposed project.
2. This will be similar to Cresswind, which the BOC has previously approved.
3. This is an Active 55 Community and a needed product for Coweta County.
4. Reiterated the addition of median to prevent entry to Windermere/Springwater subdivisions.
5. County will ensure all variances are involved in the development review.
6. Traffic was main concern of tonight's meeting and the DRI will address that.

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 nine (9) variances with the associated conditions provided by Staff for the proposed Del Webb Community located at Posey & Hollz Parkway, Newnan.

VARIANCE #1

1. Minimum Lot Size Reduction - 3250 sq. ft. 8500 sq. ft to 5250 sq. ft. (30%)
2000 sq. ft. 8500 sq. ft to 6500 sq. ft. (45%)
250 sq. ft. 8500 sq. ft to 8250 sq. ft. (25%)

CONDITION:

The minimum lot size shall be no smaller than 5250 sq. ft. (30%); 6500 sq. ft. (45%) and 8250 sq. ft. (25%)

VARIANCES #2,3,4,5

2. Minimum Front Yard Setback - 5-ft 20-ft. to 15-ft
3. Minimum Side Yard Setback - 5-ft 10-ft to 5-ft
4. Minimum Rear Yard Setback - 30-ft 40-ft to 10-ft
5. Mini Lot Width Red @ Front Setback - 18-ft 60-ft to 42-ft (No more than 30% of units)

CONDITION:

1. The front yard reduction shall not exceed the requested 5-ft reduction
2. The side yard reduction shall not exceed the requested 5-ft reduction
3. The rear yard reduction shall not exceed the requested 30-ft reduction
4. The minimum lot width reduction shall not exceed 18-ft reduction on 30% of units

VARIANCE #6

6. Building Design Standards Sec 94A.5 Building Design

to potential buyers.

Will be offered as an option

CONDITION:

1. The Building Design Standards shall be placed in the purchase contract as options for the purchaser.

VARIANCE #7

7. Max Bldg. Height - 10-ft 1-in Clubhouse Spire 45-ft height for

CONDITION:

1. Maximum height of Clubhouse Spire - 45-ft

VARIANCES 8-9

8. Requesting 2 access pts on east side - Posey
9. Requesting 3 access pts on west side - Posey

CONDITION:

1. The extension of Hollz Parkway shall be completed in conjunction with the initial phase of the development. No Certificates of Occupancy shall be granted until the road is approved and accepted by Coweta County.
2. Posey Road shall have the 5 access points as noted on Conceptual Site Plan

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	9/20/2022 6:00 PM	
MOVER:	Lisa Mitchum, District 1 - Vice-Chairman	
SECONDER:	Craig Jackson, District 4	
AYES:	Harper, Mitchum, Williams, Jackson, Crouch	

2. 13305 : VAR 22-000040 Oswalt, Carlton

Board member Jackson departed the meeting.

Assistant Community Development Director White presented Petition #VAR-22-000040 filed by Carlton Oswalt requesting a front setback reduction of 33-ft.

The subject property is in the Northgate Preserves Unit B Lot 15 with the total unit including 184 units. The Variance Request (VAR 22-000040) has been submitted for a front yard setback reduction of 33-ft. at 17 Daniel Drive. This is a corner lot with Daniel and Northgate Preserve Drives with two front setbacks.

The applicant is proposing a detached garage to the east of his home with access via Daniel Drive. There is a 50-ft front setback on Daniel. To be able to place a 24-ft x 24-ft garage while maintaining the 10-ft separation requirement, the applicant will need consideration for a 33-ft setback.

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 approve the request.

Mr. Carlton Oswalt, applicant, was present. He thanked staff for their assistance and appreciated consideration for the setback so he could build the detached garage.

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

On motion of Board member Crouch, seconded by Board member Williams, passing unanimously, the Board voted to close the Public Hearing.

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

VAR 22-000040 Oswalt, Carlton

Art 23 Min Requirements - Front Setback Reduction

17 Daniel Dr, Newnan

Comm Reidelbach

Tax I.D. 119 6076 017

Commission District Commissioner Reidelbach

VAR #22-000040 - Carlton Oswalt
Front Setback Reduction of 33-ft
Art 23 - Dimensional Requirements
Comm Reidelbach - 4th District
Tax ID 119 6076 017

Chairman Harper called for any discussion from the Board. There was none.

On motion of Board member Williams, seconded by Board member Crouch, passing unanimously, the Board voted to recommend that the Board of Commissioners grant a 33-ft setback for a detached garage located at 17 Daniel Dr, Newnan (Parcel #119 6076 017 filed by Carlton Oswalt, subject to the following conditions:

1. The front yard setback shall not exceed the requested 33-feet reduction.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	9/8/2022 6:00 PM	
MOVER:	Royce Williams, District 2	
SECONDER:	Delia Crouch, District 5	
AYES:	George Harper, Lisa Mitchum, Royce Williams, Delia Crouch	
ABSENT:	Craig Jackson	

3. 13306 : CONDUSE 22-000008 Macedonia Baptist Church

Assistant Community Development Director White presented Petition

#CONDUSE-22-000008 filed by Macedonia Baptist Church requesting an expansion of the Conditional Use Permit to allow for a Mother's Day Out Program.

Macedonia Baptist Church was constituted August 20, 1827 and has been serving the Coweta community near the intersection of Macedonia and Roscoe Roads ever since. The current campus contains 32.85± acres and is accessed off a private drive known as Joel Sanders Rd. The campus also includes a cemetery.

Prior to the requirements of Church Conditional uses in the Zoning & Development Ordinance, the campus consisted of a sanctuary, metal and brick buildings. Under Petition 01-08, the Church was granted approval for a new church sanctuary and a two-story Sunday School classroom with kitchen and fellowship hall. In 2021, the Conditional Use was expanded to include a Multi-Purpose Building.

The Church is now looking to expand their ministry opportunities to provide a small, Mother's Day Out Program. This program will begin with 10 children and 4 staff persons. The Education Building, s 7,214 sq. ft. facility, will be used to serve children on Tuesday and Thursday; from 9am to 1pm.

Mr. Chuck Witcher, applicant representative, was present. He thanked staff for their assistance and appreciated consideration for the Mother's Day Out Program as they seek to the serve the community as part of their ministry.

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

On motion of Board member Crouch, seconded by Board member Williams, passing unanimously, the Board voted to close the Public Hearing.

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

CONDUSE 22-000008 Macedonia Baptist Church

Art 7 Sec 75 Item 1 Schools, nurseries, preschools, and related items

1504 Macedonia Rd, Newnan

Comm Blackburn

Tax I.D. 060 5155 008

Commission District Commissioner Blackburn

CONDUSE #22-000008 - Macedonia Baptist Church

Expansion of Conditional Use Permit - Mother's Day Out Program

Art 7 Section 75 Item 7 Item 1. Day Nurseries, Preschool and Kindergartens

Comm Blackburn - 3rd District

Tax ID 060 5155 008

Chairman Harper called for any discussion from the Board. There was none.

On motion of Board member Williams, seconded by Board member Crouch, passing unanimously, the Board voted to recommend that the Board of Commissioners grant the Conditional Use Permit Expansion for a Mother's Day Out Program at 1504 Macedonia Rd, Newnan (Parcel #060 5155 008 filed by Macedonia Baptist Church, subject to the following conditions:

1. The Mother's Day Out Program shall provide a current evacuation plan/route in the event of an accident on Roscoe Road involving the release of toxic materials/liquid/gas.
2. The applicant is responsible for contacting Building, Fire and Environmental Management to ensure the School meets all criteria prior to operations beginning. Correspondence shall be provided from each office regarding the related approvals.
3. The church shall agree to work with the County, in good faith, to address any concerns or complaints related to odor, glare, noise or similar objectionable features.
4. Any future educational expansion shall be submitted to the Community Development Department for an amended review of the Conditional Use Permit.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	9/8/2022 6:00 PM	
MOVER:	Royce Williams, District 2	
SECONDER:	Delia Crouch, District 5	
AYES:	George Harper, Lisa Mitchum, Royce Williams, Delia Crouch	
ABSENT:	Craig Jackson	

4. 13291 : VAR 22-041 - Jennifer Anderson Hoilman-Utilize existing structure for storage

Zoning Coordinator Lisa Eschman presented VAR 22-000041 for Applicant Jennifer A Hoilman for a 280-ft setback reduction for a Rural Based Home Occupation.

The subject property has a total area of 10.59± acres, located at 195 Girl Scout Road, zoned **RC (Rural Conservation)**. The subject site has been established since 1979, and contains a 4,256 sq ft single family residence, a 30' x 30' detached garage, pool and gazebo area, and a carport.

Ms. Hoilman acquired the subject property in 2020, and currently resides on the property, and is proposing to operate a Rural Home Occupation, ZooPro Adventures Georgia. The business provides off-site educational demonstrations with certain non-domesticated birds, small animals, and reptiles.

All requirements are met to operate the rural home occupation under the RC zoning district with the exception of the following criteria:

- No outside storage or equipment used in the conduct of the rural home occupation, including trade vehicles, is permitted unless said storage is outside of a 300-ft setback of any property line buffered in a manner approved by the Planning Department.

The applicants are proposing to utilize the existing 30' x 30' detached garage which is currently located 20.64-feet from the northern property line to house animals associated with the business; therefore, a reduction of 279.36-ft is being requested to allow use of the existing structure. A metal carport is attached to the detached garage but will not be used in association with the business.

There were no questions for Ms. Eschman

Attorney Harry Camp spoke on behalf of the applicants. Mr. Camp acknowledged Ms. Eschman's presentation as excellent and had clearly spelled out the applicants' desire. Mr. Camp advised that they had received 5 letters of support for the project including the affected property to the north, which was the old Girl Scout Camp.

Chairman Harper asked if there was anyone wanting to speak in support or opposition.
There was none.

On motion of Board member Mitchum, seconded by Board member Crouch, passing unanimously, the Board voted to close the Public Hearing.

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

VAR 22-041 - Jennifer Anderson Hoilman

Existing structure for storage of rural-based business

Art. 6A Sec 60A Item 7

Comm Lassetter - 2nd District

Tax I.D. 035-4005-028A

Commission District Commissioner Lassetter

VAR #22-000041 - Jennifer A Hoilman

280-ft setback reduction

Art 6A Section 60B Item 7 Rural-Based Business

Comm Lassetter - 3rd District

Tax ID 035 4005 028A

Chairman Harper called for any discussion from the Board. There was none.

On motion of Board member Mitchum, seconded by Board member Williams, passing unanimously, the Board voted to recommend that the Board of Commissioners grant the Variance Request for the 280-ft Rural Based

Setback Requirement 195 Girl Scout Road, Newnan (Parcel #035 4005 028A) filed by Jennifer A. Hoilman, subject to the following conditions:

1. The applicant shall meet all applicable requirements of the Building Official and Environmental Health.
2. The existing accessory structure shall not be any closer than 20.64-feet from the northern property line.
3. The existing accessory structure shall only be utilized as storage for the rural based business.
4. As proffered by the applicant, the metal carport shall not be used for any rural-based business purposes.
5. The applicant shall comply with all other requirements under *Art 6A. Sec 60 B.* for the operation of the rural-based business.
6. The business, ZooPro Adventures Georgia, shall not be open to the public.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	9/8/2022 6:00 PM	
MOVER:	Lisa Mitchum, District 1 - Vice-Chairman	
SECONDER:	Royce Williams, District 2	
AYES:	George Harper, Lisa Mitchum, Royce Williams, Delia Crouch	
ABSENT:	Craig Jackson	

IV. Additional Business

A. Next BOZA Mtg - September 22, 2022

V. Adjournment

Adjourn

The Board voted to adjourn the meeting at 7:17 p.m.

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