



Coweta County Board of Zoning Appeals

Public Hearing

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~ Minutes ~

Angela White
770.254.2635

Thursday, August 24, 2023

6:00 PM

Commission Chambers

I. Roll Call

Attendee Name	Title	Status	Arrived
George Harper	District 3 - Chairman	Present	
Lisa Mitchum	District 1 - Vice-Chairman	Present	
Royce Williams	District 2	Absent	
Billy Cranford	District 4	Present	
Delia Crouch	District 5	Present	
Jonathan Amason	Community Development Director	Present	
Angela White	Assistant Community Development Director	Present	
Kim Dutton	County Planner II	Present	
Linda Ham	Administrative Assistant	Present	
Marcy Shoup	Administrative Assistant	Present	
Lisa Eschman	Zoning Coordinator	Absent	

II. Meeting Called to Order

1. Call to Order

The Coweta County Board of Zoning Appeals met in Public Hearing Session on Thursday, August 24, 2023.

Chairman Harper called the meeting to order at 6:00 p.m.

Chairman Harper explained that the Board of Zoning Appeals acts as a recommending board. A final decision regarding all the cases presented at tonight's Public Hearing will be rendered by the Coweta County Board of Commissioners on Thursday, September 7, 2023 at 6:00 p.m.

III. Approval of Minutes

1. Board of Zoning Appeals - Public Hearing - Jul 27, 2023 6:00 PM

On motion of Board member Mitchum, seconded by Board member Cranford, passing by a vote of 4 to 0, with Board member Williams being absent, the Board voted to approve the minutes from the Public Hearing held on July 27, 2023.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lisa Mitchum, District 1 - Vice-Chairman
SECONDER:	Billy Cranford, District 4
AYES:	George Harper, Lisa Mitchum, Billy Cranford, Delia Crouch
ABSENT:	Royce Williams

IV. Public Hearing

A. Petitions

1. VAR 23-021 Redwine Cottages, Inc - Side & Rear Setback - Lots

3,6,25,26,31,32,33,34,42,48,51,52,53,57

The Cottages at Lake Redwine

Side and/or Rear Setback Reductions

Tax I.D. 083 5182 168,171,190,191,196-199, 207,213,216,217,218,222

Commission District Commissioner Blackburn

Assistant Community Development Director White presented Petition # VAR 23-21 filed by Redwine Cottages, Inc requesting side and/or rear yard setback reductions for lots located in the Cottages at Redwine. She explained that the subject properties consist of fourteen (14) lots located within The Cottages at Lake Redwine, a 55+ age restricted community, zoned in 2014 under Petition # 007-14 for 42 homes within 24.27± acres, located adjacent to an amenity area of the Community and the entrance at Happy Valley Road, Newnan. Based upon the market in this area, the applicant notes that the larger sized homes are being requested for the retirement community. To meet the demand, the applicant is requesting the following variances:

Parcel & Lot#	Setback	Req	Reduction	New
083 5182 168 Lot 3	Right Side	10'	8.2'	1.8'
	Left Side	10'	4.7'	5.3'
	Rear Yard	40'	6.3'	33.7'
083 5182 171 Lot 6	Right Side	10'	7'	3'
083 5183 190 Lot 25	Rear Yard	40'	7.4'	32.6'
083 5182 191 Lot 26	Rear Yard	40'	6.3'	20.2'
083 5182 196 Lot 31	Left Side	10'	2.1'	7.9'
	Rear Yard	40'	6'	34'
083 5182 197 Lot 32	Rear Yard	40'	19.8'	20.2'
083 5182 198 Lot 33	Left Side	10'	1.4'	8.6'
	Rear Yard	40'	15.9'	24.1'
083 5182 199 Lot 34	Left Side	10'	4.1'	5.9'
	Rear Yard	40'	30.9'	9.1'
083 5182 207 Lot 42	Rear Yard	40'	10.3'	29.7'
083 5182 213 Lot 48	Left Side	10'	3.5'	6.5'
	Right Side	10'	2.1'	7.9'
083 5182 216 Lot 51	Left Side	10'	5.7'	4.3'
	Right Side	10'	4.6'	5.4'
083 5182 217 Lot 52	Left Side	10'	2.4'	7.6'
	Right Side	10'	5.7'	4.3'
083 5182 218 Lot 53	Left Side	10'	2.3'	7.7'
	Rear Yard	40'	18.8'	21.2'

083 5182 222 Lot 57 Left Side 10' 3.4' 6.6'

Ms. White highlighted the following factors submitted by the Community Development Department:

1. The property was rezoned in 2014 to RRCC, providing for a smaller lot and smaller residential dwelling. This request does not honor the intent of the Ordinance
2. With the increase in building space and square footage, the applicant benefits from the sewerage benefit that comes with the RRCC district while building a home, similar to others within the Lake Redwine Community.
3. The intent of the RRCC District is not incorporated into larger residential dwellings within the 55+ community.
4. There is no hardship as needed for support of a variance. This is based on profitability of a larger home with the bonus of sewerage service.

Ms. White explained that should the Board of Zoning Appeals recommend that the Board of Commissioners approve the requests, the Community Development Department recommends that the applicant meet the following conditions:

1. Any lots affected by easement areas should not be expanded.
2. Applicant provides documentation to Public Works and Engineering as to how drainage will be addressed as the residential expansion will affect the lots.
3. An amended plat will be required denoting the affected lots.

There were no questions from the Board for staff.

Mr. George Rosenzweig, applicant representative, 75 Jackson Street, Newnan, explained that he did not submit the original variance application, and became involved at a later date, in which he would have proposed all rear setbacks to be reduced from 40 feet to 20 feet and all side setbacks to be reduced from 10 feet to 5 feet for the fourteen (14) requested lots. This request is similar to the variances granted previously to the Del Webb development.

Ms. Jessica Mottola spoke on behalf of the builder/realtor and explained that several of the fourteen (14) lots are sold and the house plans discussed are only feasible with the proposed setbacks.

Chairman Harper called for any comments in support of the proposed variances.

The following individuals addressed the Board expressing their support of the proposed variances:

Ms. Jessica Mottola 11 Evergreen Drive, Newnan
Mr. Craig Jackson 58 Fox Hollow Run, Newnan
Mr. Jesse Johnson 275 Inland Circle, Newnan

Chairman Harper called for any comments 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, with Board member Williams being absent, the Board voted to close the Public Hearing regarding Petition # VAR-23-21.

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:	Royce Williams

VAR 23-021 Redwine Cottages, Inc - Side & Rear Setback - Lots

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Commission District Commissioner Blackburn

Board member Cranford expressed concerns regarding drainage on these lots because of the increased size of the houses. He also explained that the builder has the ability to make the footprint of the houses stay within the established setbacks by adding to the square footage on the second floor of the houses and reiterated that he sees no actual hardships with this request.

Board member Crouch asked who determines what is considered a small house. To someone living in a 5,000 square foot house, a 2,200 square foot house is small. A smaller house presents a challenge with fitting furnishings and possessions when downsizing.

There was a lengthy discussion amongst the Board members regarding the lot sizes, existing setbacks, and floor plans that fit these lots. Because of similarities, Cresswind and Del Webb 55+ developments approved by the Board of Commissioners in prior years were both mentioned in the discussion.

On motion of Board member Crouch, seconded by Board member Mitchum, passing by a vote of 3 to 1 to 0, with Board member Cranford voting in opposition and Board member Williams being absent, the Board voted to recommend that the Board of Commissioners grant the request of Petition # VAR-23-21, subject to the following modified conditions:

1. Any lots affected by easement areas should not be expanded.
2. Applicant shall provide documentation to Public Works and Engineering as to how drainage will be addressed as the residential expansion will affect the lots. This includes marking of the lots CD/C (requiring a building location, elevation and drainage/grading plans).
3. An amended plat will be required denoting the affected lots.

RESULT:	RECOMMEND APPROVAL [3 TO 1]	Next: 9/7/2023
	6:00 PM	
MOVER:	Delia Crouch, District 5	
SECONDER:	Lisa Mitchum, District 1 - Vice-Chairman	
AYES:	George Harper, Lisa Mitchum, Delia Crouch	
NAYS:	Billy Cranford	
ABSENT:	Royce Williams	

V. Additional Business

A. Next BOZA Mtg - September 21, 2023

B. Retirement Acknowledgement

The Board members took turns addressing Angela White regarding her retirement from Coweta County. Each expressed their gratitude to her for all the years of hard work and sacrifice she has made for the citizens of Coweta County. They also mentioned how her extensive knowledge of the county has been beneficial to them on countless occasions.

VI. Adjournment

1. Adjourn

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Billy Cranford, District 4
SECONDER:	Lisa Mitchum, District 1 - Vice-Chairman
AYES:	George Harper, Lisa Mitchum, Billy Cranford, Delia Crouch
ABSENT:	Royce Williams