



Coweta County Board of Zoning Appeals

Public Hearing

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~ Minutes ~

Angela White
770.254.2635

Thursday, July 28, 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 - Jun 23, 2022 6:00 PM

On motion of Board member Crouch, seconded by Board member Williams, passing unanimously, the Board voted to approve the minutes from the Public Hearing held on Thursday, June 23, 2022.

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

III. Public Hearing

A. Petitions

1. 13200 : VAR 22-000031 - Moore Bass (James Nicholson) -Front/Rear Yard Setback Reduction

Assistant Community Development Director Angela White presented Petition # VAR 22-000031 filed by Moore Bass Consulting, Inc requesting front and rear yard setback variances under *Article 23* for "Tract 1" located off South Alexander Creek Road, Newnan (Parcel # 094-5212-030). She explained that the lot was created by the applicant through division of a larger parent tract consisting of 7± acres into three (3) parcels zoned CC (Cedar Creek). "Tract 1" consists of 1.61± acres and the applicant is proposing to construct a larger home than was initially approved for the lot. Therefore, he is requesting a front yard setback reduction of 20-feet from the required 100-feet along South Alexander Creek Road and a 10-foot reduction from the required 50-foot rear yard setback. In closing, she highlighted the factors considered by staff during the application process, explained that no comments in support or opposition were received by staff, and that staff does not support the request for the following reasons:

1. The applicant was made aware of the building setback requirements and the building envelope concern during all phases of the development review.
2. The stream/creek is located over 200-feet from the required building

- setback.
3. The applicant created the lot and chose the lot configuration, thus creating the hardship.
 4. The request to build a larger home product is not considered a hardship for the applicant.

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

Mr. Logan Clark, applicant representative, explained that the variance request is related to depth of the setback on "Tract 1". The lot sizes for property in the CC (*Cedar Creek*) zoning district are governed by the soil types within the various lots; therefore, the three (3) subdivided lots are the minimum size they possibly can be. In conclusion, he explained that the applicant is requesting a 20-foot front yard setback reduction and a 10-foot rear yard setback reduction to accommodate the footprint of the home they wish to construct.

In response to a question from Board member Jackson, Mr. Clark explained that the proposed home plan consists of 3,000± square feet at a depth of 65-feet containing four (4) bedrooms, three (3) bathrooms, with the potential for a fifth bedroom and half-bath. There is also an option for a three-car garage with a covered patio. With the limited setback, a covered patio would not be feasible on a smaller footprint, and the applicant desires a larger, craftsman-style home on the lot.

In response to a question from Board member Jackson, Mr. Clark explained that the covered back patio/porch is a desirable feature on a home of this size.

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

In response to a question from Ms. White regarding why the parent tract was divided into three (3) lots instead of two (2) which would accommodate the larger home, Mr. Clark explained that the parent tract was divided into three (3) lots (one with an existing structure) because they were able to establish minimum lot sizes allowed by County ordinances and the soils for the property (*Cedar Creek District*) also allowed for such.

Ms. White explained to everyone that the *Cedar Creek District* was established to protect the watershed so staff is very protective of the soils there. Staff is concerned because the relief that the applicant is requesting is from hardships that have been "self-created".

In response to a question from Board member Jackson, Mr. Clark explained that the applicant has received a letter (email) of support from the adjacent property owner ("Tract 3" containing an existing home).

Chairman Harper called for any further comments, 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 22-000031 filed by Moore Bass Consulting, Inc requesting

front and rear yard setback variances for "Tract 1" located off South Alexander Creek Road, Newnan (Parcel # 094-5212-030).

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 - Moore Bass (James Nicholson)

Front Yard Setback Reduction off S. Alexander - 20-ft from the required 100-ft from South Alexander Road

Rear Yard Setback Reduction - 10-ft from required 50-ft

Art. 23. Dimensional Requirements

Comm Blackburn - 3rd District

Tax I.D. 094-5212-030

Commission District Commissioner Blackburn

Chairman Harper called for any discussion from the Board.

Board member Jackson explained that he can certainly understand how plans change when preparing to construct a home, and he is aware that other homes in the area of the subject property consist of larger footprints. He is also aware that the Board has recommended approval of similar variance requests in the past.

In response to a question from Chairman Harper, Ms. White explained that "Lot 1" is a platted lot and it was platted based upon the initial proposed home that was submitted.

Chairman Harper agreed that the applicant has caused his own hardship, but he understands the benefit of a larger home in this area, and he feels that outweighs the additional square footage that the applicant would be over on the setbacks.

Board member Jackson also pointed out that there was no opposition expressed by any of the neighboring property owners.

The Board voted to recommend that the Board of Commissioners grant a 20-foot front yard setback reduction (from 100-feet to 80-feet) along South Alexander Creek Road and a 10-foot rear yard setback reduction (from 50-feet to 40-feet) for "Tract 1" located off South Alexander Creek Road, Newnan (Parcel # 094-5212-030) as requested in Petition # VAR 22-000031 filed by Moore Bass Consulting, Inc., subject to the following conditions:

1. The front yard setback reduction along South Alexander Creek Road shall not exceed 20-feet (from 100-feet to 80-feet).
2. The rear yard setback reduction shall not exceed 10-feet (from 50-feet to 40-feet).

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	8/23/2022 6:00 PM	
MOVER:	Delia Crouch, District 5	
SECONDER:	Craig Jackson, District 4	
AYES:	Harper, Mitchum, Williams, Jackson, Crouch	

2. 13201 : CUP 22-000004 - JLH, LLC dba Caswell Wrecker - Wrecker/Impound Yard

Assistant Community Development Director White presented Petition # CUP 22-000004 filed by JLH, LLC (dba Caswell Wrecker) requesting a *Conditional Use Permit (CUP)* for property located at 129 Pine Road, Newnan (Parcels # 076-2056-024 and # 076-2056-026). She explained that the applicant has been operating successfully in Coweta County for several years at a location on Corinth Road, Newnan and plans to relocate the wrecker service with an impound lot to Pine Road. She explained that the subject property consists of 8.133± acres zone *M (Industrial)* and a variety of industrial businesses have utilized the property since the early 1970s. In closing, she highlighted the factors considered by staff during the application process and presented five (5) conditions for consideration by the Board should they choose to recommend that the Board of Commissioners approve the request.

In response to questions from Board member Williams regarding the need for an oil/grit separator on a gravel lot, Community Development Director Jon Amason and Ms. White explained that in accordance with the County's current ordinances the Stormwater Manager considers the impound lot a "hot spot" requiring an oil/grit separator. The other option would be for the applicant to provide an affidavit attesting to the fact that he has another location to drain the oil from any vehicles prior to storing them in the impound lot. Mr. Amason further explained that he is unsure how many other impound lots in the county have oil/grit separators.

Board member Williams expressed his belief that the requirement for an oil/grit separator is "overkill" because the impound lot is gravel which will absorb any fluids and thus prevent any drainage into a nearby creek/stream.

In response to a comment from Board member Williams regarding whether there is a need for an oil/grit separator and the potential cost involved, Ms. White explained that the applicant's current location has the same option to drain wrecked/damaged vehicles offsite before storage.

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

Mr. Josh Harris, applicant, explained that there is no requirement for an oil/grit separator at his current location. He agrees with Board member Williams that the requirement for an oil/grit separator is "overkill". He will be happy to execute an affidavit stating that he will perform any clean up of soils, etc that may be necessary. Generally, fluids from wrecked vehicles drain at the site of the accident; however, he will adhere to any conditions set forth by the Board.

In response to a question from Board member Crouch, Mr. Harris explained that he has not factored in the cost of an oil/grit separator, but he has asked for a quote from a contractor. Based upon the gravel lot, he is unsure that

any fluids would ever make it to the oil separator.

Board member Williams reiterated his belief that the requirement for an oil/grit separator is "overkill" because of the gravel on the lot (absorbs any leakage) and the fact that most wrecked/damaged vehicles have already leaked/drained fluids before being impounded.

In response to Board member Williams' comment, Mr. Harris explained that vehicles hold approximately four (4) quarts of oil and one (1) gallon of anti-freeze.

Chairman Harper called for any comments in support of or in opposition to the proposed Conditional Use Permit (CUP). 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 # CUP 22-000004 filed by JLH, LLC (dba Caswell Wrecker) requesting a *Conditional Use Permit (CUP)* for property located at 129 Pine Road, Newnan (Parcels # 076-2056-024 and # 076-2056-026).

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

CUP 22-000004 - JLH, LLC dba Caswell Wrecker

Wrecker/Impound Yard

Art. 19. Sec 192. Item 5

Comm Lassetter - 2nd District

Tax I.D. 076-2056-024; -026

Commission District Commissioner Lassetter

Chairman Harper called for any discussion from the Board.

The Board discussed Condition # 1 proffered by staff that requires the applicant to have an oil/grit separator on the impound lot.

Board member Williams reiterated his belief that any oil/fluids will not be able to reach an existing creek/stream nearby, and recommended removing the condition.

Community Development Director Amason explained that should the Board choose not to impose the condition requiring an oil/grit separator, it will still be required by the Metropolitan North Georgia Water Planning District (MNGWPD) because that activity renders the subject property as a 'hot spot'. He further explained that had the Public Works Director not recommended that the oil/grit separator be made a condition of this application, staff still would have required some type of hydrocarbon filtration be placed on the site. In conclusion, he recommended that the Board consider requiring some other form of mitigation in lieu of the oil/grit separator to prevent staff from failing to comply with the requirements of the MNGWPD.

Board member Crouch expressed her concerns regarding who would be

responsible for any mitigation of the subject property should the applicant decide in the future to relocate his operations again.

In response to Board member Crouch's comment, Mr. Harris explained that should he decide to sell the property in the future, the potential buyer will be responsible for obtaining a Phase I Environmental Study (just as he did). In the purchase contract, the responsibility to mitigate any soil issues is the responsibility of the seller (him).

In response to a question from Mr. Harris regarding alternatives to the oil/grit separator, Mr. Amason explained that staff routinely sees filtration systems placed inside concrete stormwater structures/catch basins. However, this site is different from those uses and he suggested that should the Board desire to amend the requirement for an oil/grit separator that they consider requiring the applicant to work with the Stormwater Program Manager to identify an acceptable alternative efficient filtration system that will meet the requirements of the MNGWPD.

In response to a question from Board member Crouch, Ms. White verified that the purpose of the oil/grit separator is to prevent migration of any oils/fluids from the subject property onto other properties or into streams/creeks.

Board member Williams explained that his concerns center around the expense involved to place an oil/grit separator on a 100-feet by 100-feet impound lot that is some distance from the stream/creek if there is another alternative available.

In response to a question from Board member Mitchum, Mr. Harris explained that there is not an oil/grit separator at his current location because the impound lot is pervious material (gravel). If it were concrete or asphalt, he could understand the need for the oil/grit separator because fluids will flow off those surfaces. There may be some fluid leakage at the new lot, but the amount will be minimal.

Board member Crouch explained that she is concerned about degradation of the gravel lot over time.

Chairman Harper explained that even if the Board chooses not to require the oil/grit separator, staff will still require it because the subject property will be deemed a "hot spot" by the MNGWPD.

Board member Williams explained that he likes the option for the applicant to work with the Stormwater Program Manager to identify an acceptable alternative, and the remaining Board members agreed.

Community Development Director Amason explained that a spill prevention plan might be an alternative and would probably be a good idea to have anyway.

Chairman Harper expressed his belief that it will be difficult to make an oil/grit separator work because of the gravel.

On motion of Board member Harper, seconded by Board member Crouch,

passing unanimously, the Board voted to recommend that the Board of Commissioners grant a *Conditional Use Permit (CUP)* for property located at 129 Pine Road, Newnan (Parcels # 076-2056-024 and # 076-2056-026) as requested in Petition # CUP 22-000004 filed by JLH, LLC (dba Caswell Wrecker), subject to the following conditions:

1. An oil/grit separator or other acceptable filtration system as approved by the Stormwater Program Manager shall be installed on the impound lot.
2. The impound lot shall be screened from public view by a solid wall, planted screen, or similar opaque partition at least six (6) feet in height and shall be located 50-feet from all property lines.
3. The solid wall, planted screen, or similar opaque partition shall stay in good working order and be replaced when it becomes damaged, at the County's discretion.
4. Lighting shall be established to preclude glare onto or direct illumination of adjacent properties and streets.
5. The applicant shall agree to work with the County, in good faith, to address any concerns to noise, odor, glare, or similar objectionable features.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	8/9/2022 6:00 PM	
MOVER:	George Harper, District 3 - Chairman	
SECONDER:	Delia Crouch, District 5	
AYES:	Harper, Mitchum, Williams, Jackson, Crouch	

3. 13202 : VAR 22-000039 -Beau St. Dennis - Breezeway Length

Assistant Community Development Director White presented Petition # VAR 22-000039 filed by Beau St. Denis requesting a breezeway length variance under *Article 4, Section 46* for "Tract 3" of the Serenity Estates development located at 101 Spear Circle, Senoia (Parcel # 139-1108-054). She explained that the subject property consists of 5.12± acres, is zoned *RC (Rural Conservation)*, and contains a single-family residence. She further explained that the current ordinances allow an accessory structure to be attached to a principal dwelling via a breezeway utilizing a minimum separation of 10-feet and a maximum distance of 20-feet. If the distance between the two structures exceeds 20-feet, then the breezeway must be enclosed, livable area. The applicant wishes to utilize the principal dwelling's enclosed garage area as part of the breezeway to connect to an in-law suite to care for a family member, but under the County's ordinances the garage is not considered heated space. The distance from the principal dwelling to the entrance of the proposed in-law suite is 28-feet. This includes 18-feet of the enclosed garage and 10-feet of the proposed covered breezeway. Therefore, the applicant is requesting an 18-feet variance to allow the unheated garage to serve as a portion of the breezeway to connect to the heated in-law suite. In closing, she highlighted the factors considered by staff during the application process and presented five (5) conditions for consideration by the Board should they choose to recommend that the Board of Commissioners approve the request.

Mr. Beau St. Denis, applicant, explained that his father is a two-time cancer survivor and had a stroke last year. He and his wife planned to construct an in-law suite and were not aware of the County's distance and breezeway

requirements. Their solution was to request a variance which is ultimately 8-feet (with use of the garage as part of the breezeway) to attach the in-law suite.

Chairman Harper called for any comments in support of or in opposition to the proposed variance. There were 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 breezeway variance for property located at 101 Spear Circle, Senoia

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

VAR # 22-000039 - Beau St. Dennis

Utilize 20-ft of enclosed garage area as part of required breezeway distance

Art 4. Sec. 46 Attachment of Accessory Buildings to Principal Building

Comm Poole - 1st District

Tax I.D. 139-1108-054

Commission District Commissioner Poole

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

On motion of Board member Jackson, seconded by Board member Mitchum, passing unanimously, the Board voted to recommend that the Board of Commissioners grant an 18-foot breezeway variance for "Tract 3" of the Serenity Estates development located at 101 Spear Circle, Senoia (Parcel # 139-1108-054) as requested in Petition # VAR 22-000039 filed by Beau St. Denis, subject to the following conditions:

1. The applicant shall meet all applicable requirements of the Building Official and Environmental Health.
2. The breezeway shall not exceed 30-feet between the principal dwelling and the proposed accessory structure.
3. The request only applies to the plans submitted with the variance application.
4. The applicant shall file a "Deed of Use Restriction" to prevent future rental of the secondary quarters, like that which is required with a guest house approval. The deed restriction must be filed prior to issuance of a certificate of occupancy for the property. The deed restriction will follow the property in the event of a future sale.
5. The attached accessory structure shall meet the required 25-foot side building setback.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	8/9/2022 6:00 PM	
MOVER:	Craig Jackson, District 4	
SECONDER:	Lisa Mitchum, District 1 - Vice-Chairman	
AYES:	Harper, Mitchum, Williams, Jackson, Crouch	

4. 13221 : VAR 22-000036 Buchanan, Neal - Rear Setback

Assistant Community Development Director White presented Petition # VAR 22-000036 filed by Neal Buchanan requesting a rear yard setback variance under *Article 9* for property located at 415 Timberview Circle, Sharpsburg (Parcel # 122-6069-128). She explained that the applicant wishes to expand an existing porch, screen it in, and have an area for grilling. Further, the subject property is located in the *RRCC (Residential Retirement Community and Care District)* which allows for smaller lots and higher density. 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 approve the request.

In response to a question from Board member Williams, Ms. White explained that the only thing located directly behind the home is part of the landscape design for the neighborhood.

Mr. Neal Buchanan, applicant, explained that before he filed the application he contacted his neighbors to the rear and to either side of his home to be sure they did not have any objections to his plans. When his neighbors received notification of his application, he contacted them again to ensure that they still do not have any objections. Although he did not obtain written support, one of the neighbors is in attendance because she may wish to file a variance application for her property and was curious about the process. If the variance is approved, he will abide by the conditions set forth.

Chairman Harper called for any comments in support of the variance request, and Ms. Terri Calabrese, 425 Timberview Circle, Sharpsburg indicated her support from the audience.

Chairman Harper called for any comments in opposition to the proposed variance. There were none; however, Ms. White explained that staff received an email from Mr. Randy Bruno at 190 Grand Oak Way, Sharpsburg citing his opposition as follows:

1. "I am opposed to any approved variance that does not align with our Homeowners Architectural Committees' approval as this could become a work around HOA solution, instead of simple compliance and adherence to a previously agreed upon sales contract.
2. If this request is not aligned with the Timberbrook policies or community covenants the approval of such a variance would set an irreversible precedent of property owners legally violating what we all contractually agreed to upon the purchase of our home. Approving this variance could easily open the door to many more similar requests.
3. My other concern is that with such close proximity to our neighbors already a reality, I am concerned any additional variance would potentially increase an already less than private situation. Noise travels and an outside covered porch with open windows 14 feet closer to another house could become a less than desirable situation for neighbors privacy and noise disturbance.

These are my concerns. I appreciate the notification. Please let me know if you would like any further clarification. Thank you for your service in our local government. I am delighted to be a citizen of Coweta County."

In response to a question from Board member Mitchum, Mr. Buchanan

indicated the location of Mr. Bruno's residence in relation to his. He further explained that he filed his application for the variance before he submits a request for approval from the HOA because he didn't see a need to approach the HOA if he doesn't receive an approval from the County.

In response to a question from Board member Jackson, Mr. Buchanan explained that there are other patios and porches that have been extended in the neighborhood, both screened and unscreened.

Ms. White verified that a similar request for another home in the neighborhood was approved by the Board in the past.

Board member Mitchum expressed that noise will still travel from Mr. Buchanan's existing porch if he and his family/friends are outside using it.

Board Member Crouch explained that this will be the case whether or not Mr. Buchanan has a poured concrete pad.

Board member Williams stated that if the request were for the side yard, it would be a different situation. He also stated that Ms. Calabrese is comfortable enough with Mr. Buchanan's request that she came to attend the meeting.

Chairman Harper called for any further comments in opposition to the proposed variance. 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 Petition # VAR 22-000036 filed by Neal Buchanan requesting a rear yard setback variance for property located at 415 Timberview Circle, Sharpsburg (Parcel # 122-6069-128).

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

VAR 22-000036 Buchanan, Neal - Rear Setback

Rear Setback Variance - 14-ft

Art 9A RRCC Dimensional Requirements

Commissioner Poole

Tax I.D. 122 6069 180

Commission District Commissioner Poole

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

On motion of Board member Crouch, seconded by Board member Williams, passing unanimously, the Board voted to recommend that the Board of Commissioners grant a 14-foot rear yard setback reduction (from 39.5 feet to 25.5 feet) for property located at 415 Timberview Circle, Sharpsburg (Parcel # 122-6069-128) as requested in Petition # VAR 22-000036 filed by Neal Buchanan, subject to the following conditions:

1. The rear yard setback reduction shall not exceed the requested 14-feet (from 39.5 feet to 25.5 feet).
2. All building permits shall be obtained.

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

5. 13231 : CUP 22-000006 - Walker Concrete - CUP Expansion

Assistant Community Development Director White presented Petition # CUP 22-000006 filed by Walker Concrete Company, LLC requesting a *Conditional Use Permit (CUP)* for property located 1135 SR 16 East, Newnan (Parcel # 100-2061-032). She explained that the subject property is the site of the former Caldwell Concrete. Mr. Caldwell established the concrete operation on the parcel to the east (Parcel # 100-2061-033) and then expanded to the subject property consisting of 0.79± acres. In 2008, Walker Concrete Company purchased the business and has been in operation since that time. Fast forward to 2022 and Walker Concrete is dealing with issues related to retaining walls installed on the property and repairs that need to be performed. When trying to obtain permits for the work, it was found that the 0.79± acres was never properly zoned to *M (Industrial)* and a *Conditional Use Permit (CUP)* was never obtained as required for the concrete operation. In addition, development requirements had not been involved so proper buffers were not in place. Upon notification, the applicant has filed Petition # REZ 22-000024 to rezone the property along with a *Conditional Use Permit (CUP)* application for the concrete operation and a buffer variance application because the subject property abuts Mr. Caldwell's residential property zoned *RC (Rural Conservation)*. She further explained that currently concrete operations required to go through a Development of Regional Impact (DRI). However, she spoke with a representative from the Three Rivers Regional Commission (TRRC) as well as with a representative from the Georgia Regional Transportation Authority (GRTA), and they acknowledged that since the business has been in operation and because there is no expansion, the only issue is getting "paperwork in order" for the proper zoning, CUP, permits, etc. (no DRI required). 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 approve the request.

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

Mr. Jeff Blankenship, applicant, explained that they started to see some washing next to a roadway adjacent to the concrete plant and they were worried about it being undermined. Subsequently, they hired a structural engineer to design and install a concrete wall to prevent any further deterioration. They have received authorization from Mr. Caldwell to encroach on his property in order to accomplish the project. In closing, he explained that they are trying to improve the safety of the site for their employees.

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

proposed *Conditional Use Permit (CUP)*. There were none.

In response to a question from Chairman Harper, Ms. White explained that Mr. Caldwell stopped by the office to express his appreciation and that he has no objections to the applicant's requests.

On motion of Board member Crouch, seconded by Board member Mitchum, passing unanimously, the Board voted to close the Public Hearing regarding Petition # CUP 22-000006 filed by Walker Concrete Company, LLC requesting a *Conditional Use Permit (CUP)* for property located at 1135 SR 16 East, Newnan (Parcel # 100-2061-032).

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

CUP 22-000006 - Walker Concrete - CUP Expansion

Art 19 Sec 192 - Conditional Use Permit

Walker Concrete

Commissioner Lassetter

Tax I.D. 100 2061 032

Commission District Commissioner Lassetter

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 *Conditional Use Permit (CUP)* for property located at 1135 SR 16 East, Newnan (Parcel # 100-2061-033) as requested in Petition # CUP 22-000006 filed by Walker Concrete Company, LLC, subject to the following conditions:

1. The *Conditional Use Permit (CUP)* is for the existing concrete plant.
2. Any renovations, repairs, or additions shall be permitted through Coweta County.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	8/23/2022 6:00 PM	
MOVER:	Delia Crouch, District 5	
SECONDER:	Lisa Mitchum, District 1 - Vice-Chairman	
AYES:	Harper, Mitchum, Williams, Jackson, Crouch	

6. 13232 : VAR 22-000035 Walker Concrete

Assistant Community Development Director White presented Petition # VAR 22-000035 filed by Walker Concrete Company, LLC requesting a 100-foot buffer variance for property located at 1135 SR 16 East, Newnan (Parcel # 100-2061-032). She explained that the subject property is so narrow that should the 100-foot buffer be required, it will take the entire property to meet it. Mr. Caldwell (former owner of the concrete plant) is the adjacent property owner affected by the buffer and expressed verbally in a meeting with staff that he has no objections to the variance. In closing, she explained that the setbacks associated with an existing lake and floodplain must be maintained.

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

Mr. Jeff Blankenship, applicant, expressed his support of the request and reiterated that they have engaged a structural engineer to design all the improvements.

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

On motion of Board member Crouch, seconded by Board member Mitchum, the Board voted to close the Public Hearing regarding Petition # VAR 22-000035 filed by Walker Concrete Company, LLC requesting a buffer variance for property located at 1135 SR 16 East, Newnan (Parcel # 100-2061-032).

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

VAR 22-000035 Walker Concrete

Art 25 Buffer Reduction

Walker Concrete

Commission Lassetter

Tax I.D. 100 2061 032

Commission District Commissioner Lassetter

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 approve a 100-foot buffer reduction (from 100-feet to 0-feet) for property located at 1135 SR 16 East, Newnan (Parcel # 100-2061-032) as requested in Petition # VAR 22-000035 filed by Walker Concrete Company, LLC, subject to the following condition:

1. The setbacks associated with the lake and floodplain must be maintained.

RESULT:	RECOMMEND APPROVAL [UNANIMOUS]	Next:
	8/23/2022 6:00 PM	
MOVER:	Royce Williams, District 2	
SECONDER:	Delia Crouch, District 5	
AYES:	Harper, Mitchum, Williams, Jackson, Crouch	

IV. Additional Business

A. Next Potential BOZA Mtg - August 25, 2022

V. Adjournment

Adjourn

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Craig Jackson, District 4
SECONDER:	Lisa Mitchum, District 1 - Vice-Chairman
AYES:	Harper, Mitchum, Williams, Jackson, Crouch