



NEWNAN

GEORGIA • CITY OF HOMES

City of Newnan Board of Zoning Appeals

Agenda for August 4, 2026 Board of Zoning Appeals Meeting
10:00 AM, Richard A. Bolin Council Chambers, City Hall

1. Call to Order
2. Approval of Minutes
 - a. July 7, 2026, BZA Minutes
3. Public Hearings
 - a. Variance Request - 2026-08 - 22 Landers Street by Newnan Urban Redevelopment Agency
4. Other Business
5. Adjourn

Any questions prior to the meeting
should be directed to the Planning and Zoning Department.

Phone: 770-254-2354

E-mail: tdunnavant@newnanga.gov



CITY OF NEWMAN
Board of Zoning Appeals
Meeting Minutes
July 7, 2026
10:00 a.m.

Board Members in Attendance: Willie Walton, Ken Parker, Frank Flournoy, Sally Hensley, Nathan Metts

Board Members Absent: Skin Edge, Kris Lovell

Others in Attendance: Tracy Dunnavant, Planning & Zoning Director
Chris Cole, Senior Planner
Debbie Snider, Planning & Zoning Administrative Assistant
Brad Sears, City Attorney

CALL TO ORDER

Mr. Parker called the meeting to order at 10:00 a.m. in the Richard A. Bolin Council Chambers, City Hall, 25 LaGrange Street.

ELECTION OF TEMPORARY CHAIRMAN

Due to the absence of the Chairman, Skin Edge, and Vice Chairman, Kris Lovell, Mr. Flournoy nominated Ms. Hensley as the Chairman of today's meeting. Mr. Parker seconded the motion.

MOTION CARRIED (5-0)

READING OF THE MINUTES

Chairman Hensley asked the Board if they reviewed the May 5, 2026, meeting minutes. Mr. Flournoy motioned to approve the minutes. Mr. Parker seconded the motion.

MOTION CARRIED (5-0)

Variance request 2026-04 – 40 Haynie Street

Chairman Hensley opened the public hearing on 40 Haynie Street. Senior planner, Chris Cole, began by explaining this request has been withdrawn by the applicant. This request was advertised as a public hearing for the April 14, 2026, meeting which was continued until the July 7, 2026, meeting. Because of the advertisement, the Board of Zoning Appeals will have to vote on this withdrawal request. Mr. Cole stated the withdrawal request letter is included in the agenda packet. Also, to remind everyone, this was a request to reduce the front setback from

65 feet to 25 feet, reduce the rear setback from 40 feet to 20 feet, and reduce the side setbacks from 30 feet to 25 feet.

Mr. Parker questioned the reason for the withdrawal. Mr. Cole stated that he believed the costs seemed to be a determining factor in the applicant looking for another site.

With no one coming forward to speak in favor or against this item, Chairman Hensley closed the public hearing and opened discussion to the board.

With no questions from the board, Mr. Flournoy made a motion to approve the withdrawal request; Mr. Parker seconded the motion.

MOTION CARRIED (5-0)

Variance request 2026-07 – 10 Farmer Street

Chairman Hensley opened the public hearing for 10 Farmer Street. Senior planner, Chris Cole, began by describing this variance for a detached greenhouse in the side yard rather than the required rear yard. Mr. Cole presented the staff report which included dimensions of the property, dimensions of the greenhouse, distance from the house in relation to the outlined ordinance, building and square footage allowances, and the seven standards for consideration. He concluded by stating Staff recommends approval of this request as it meets all seven standards of consideration.

Chairman Hensley asked if the applicant would like to come forward. Lori Dechert came forward and was sworn in by Brad Sears. Ms. Dechert stated that she loves gardening but has an oddly shaped yard for the addition of a greenhouse. She further explained the challenges of her particular lot with regard to space, sun exposure, and positioning. She added that this will be a nice, landscaped area and it will not be kept a mess.

Chairman Hensley asked if there had been any public comment. Mr. Cole stated that there had not been.

Chairman Hensley asked if anyone would like to come forward in favor or against this project. With no one coming forward and no questions or comments from the board, she closed the public hearing.

Mr. Flournoy made a motion to approve; Mr. Parker seconded the motion.

MOTION CARRIED (5-0)

New Business

Ms. Dunnivant let the board know that there will not be an August meeting.

ADJOURN

Mr. Flournoy made a motion to adjourn the meeting at 10:11 a.m. and Mr. Parker seconded the motion.

MOTION CARRIED (5-0)

Chairman Edge



City of Newnan, Georgia – Board of Zoning Appeals

Date: August 4, 2026

Application Number: 2026-08

Agenda Item: 22 Landers Street

Prepared and presented by: Dean Smith, Senior Planner

Purpose: To hear a variance request to reduce the street side building setback on 22 Landers Street, also identified as Tax Parcel N50-0003-009, for the purpose of building a new home.

Applicant: Andrew Moody, on behalf of Newnan Urban Redevelopment Agency
City of Newnan
25 Lagrange Street
Newnan, GA 30263

Zoning: Urban Residential Single-Family Dwelling District-High Density (RU-7)

Present Use: Vacant

Proposed Use: Single family detached residential structure

Pertinent Regulations: Article 4, Section 4-29 of the Zoning Ordinance – Minimum Setbacks; Principal Buildings

Applicant's Position:

Staff Note: This property is a part of a program overseen by the Newnan Urban Redevelopment Agency and previously approved by Newnan City Council.

"...RU-7 zoning requires a 25-foot street side setback....This is a corner lot with street side setback abutting Jordan Street. Will need a reduction in the street side setback to 10 feet to appropriately fit the home...." The request is to reduce the street side setback from 25 feet to 10 feet.

Basis for Granting Variances:

The Board of Zoning Appeals shall base its required findings of fact upon particular evidence, such as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship, but where the spirit of the ordinance shall be observed and substantial justice done. No variance shall be considered to allow a use of land or structures which are not permitted by the ordinance in the zoning district involved. The hearing authority will base its findings on facts and information presented to it in each specific case where the applicant and/or property owner can demonstrate that it meets the majority of the following variance/hardship conditions or standards:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;
2. Such conditions are peculiar to the particular piece of such property involved; -This neighborhood was originally platted in 1927 with smaller lot sizes, setbacks than are currently allowed. The home is situated on a corner lot with an extensive side street setback for the lot size.

3. Such conditions were not imposed by the action or will of the owner of the property; **The lot sizes are existing and were not created by the City of Newnan who owns the property.**
4. The application of the Ordinance to the particular piece of property would create an unnecessary hardship other than a financial hardship; **The strict application of the ordinance would only allow for one workforce home to be constructed instead of the planned two homes**
5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance, and furthermore, will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City and is the minimum variance that will make possible the reasonable use of the land, building or structures; **- the proposed structure is only for the enjoyment of the future homeowner and their family. It should not engender a major increase in additional traffic.**
6. There must be a proved hardship by showing beyond a doubt the inability to make a reasonable use of the land if the zoning ordinance were applied literally; and **- the neighborhood was platted in 1927. There is a need to provide more workforce housing in this area and the ability to provide two homes as opposed to one home, will benefit the community.**
7. The circumstances affecting the property necessitating the variance are sufficiently unique or infrequent that it is not feasible to create a broad regulation to amend this Ordinance. **- with older properties, developed and platted prior to the adoption of the current zoning ordinance, there are always specific instances where adjustments are needed to improve a house or property. These requests aren't recurring enough to enact any broad-based legislation and are situation specific. Furthermore, the process of evaluating each request on a case-by-case basis, recognizes the need for certain projects to be sensitive to the area and any concerns from affected citizens.**

Planning Department's Review and Findings:

The BZA has ruled affirmatively in the following similar past cases:

10/6/20 – 209 Jackson Street
9/7/21 – 8 Brookside Drive
12/7/21 – 12 Buchanan Street

As of the date of this report, the City has received no objections from any of the neighboring property owners.

Options:

- A. Approve the variance request
- B. Deny the variance request
- C. Other direction as determined by the Board of Zoning Appeals

Staff's assessment of this request coincides with Option A, to approve the request. After evaluating the request in regard to the City's variance hardships standards, staff feels that this request meets standards: 2, 3, 4, 5, 6 & 7

Attachments:

Application



VARIANCE REQUESTED

PUBLIC HEARING
NEWMAN CITY HALL
25 LAGRANGE STREET

8/4/2026 10:00 A.M.



Excerpt from the original subdivision plat, showing the property identified as Tax Parcel N50-0003-009 is two separate lots of record. The lots were combined for tax purposes only, but the City has no record of the two lots ever being combined by a recorded plat.





CITY OF NEWNAN, GEORGIA

25 LaGrange Street
Newnan, Georgia 30263
770-254-2354

NEWNAN
GEORGIA

APPLICATION FOR VARIANCE

Name of Applicant Newnan Urban Redevelopment Agency

Mailing Address 25 LaGrange Street Newnan, GA 30263

Telephone 678-673-5414 E-Mail: amaddy@newnanga.gov

Property Owner (Use back if multiple names) City of Newnan

Mailing Address 25 LaGrange Street Newnan, GA 30263

Telephone ~~678~~ 770-253-2682

Address/Location of Property 20 Landers Street (Proposed 22 Landers) Newnan, GA 30263

Tax Parcel No: N50 0003 009

Present Zoning Classification: RU-7

Present Land Use Vacant

Intended Use New Residential Single-family Detached, Affordable Housing Program

Any person owning property or having a possessory or contract interest in property and the consent of the owner, may file an application for variance regarding such property with the Board.

If you have any questions concerning this process, you may call the Planning and Zoning Department at (770) 254-2354. Office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday. The Board of Zoning Appeals meets on the first Tuesday of each month. Applications must be submitted by 9:00 a.m. at least forty-five (45) days prior to that date. Incomplete applications or applications submitted after the deadline will not be accepted.

I (We) hereby request the following variance from the provisions of section(s) 4-29 of the Zoning Ordinance/Subdivision Regulations: Minimum Setbacks; Principal Buildings 4-29 (a).

In order for the Board to consider the request, there must be required findings of fact upon the particular evidence, such as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship, but where the spirit of the ordinance shall be observed and substantial justice done. No variance shall be considered to allow a use of land or structures which are not permitted by the ordinance in the zoning district involved. Please answer the following criteria questions:

1. What are the particular provisions or requirements of the Ordinance that prevent the proposed construction on, or use of, the property?
Dimension requirement for minimum side setback along a street. Ordinance requires 25 feet on a street side setback in RU-7

2. What is the existing zoning of the property, including any previously approved modifications, conditions, or proffers?
RU-7
3. What are the special conditions, circumstances or characteristics of the land, building or structure that prevent the use of the land in compliance with the requirements of the Ordinance?
Existing lot of record,
4. What is the particular hardship that would result if the specified provisions or requirements of the Ordinance were to be applied to the subject property?
Corner lot with side setback abutting Jordan Street, will need a reduction to south side setback to 10 feet in order to appropriately fit the home
5. What is the minimum extent to which it would be necessary to vary the requirements of the Ordinance in order to permit the proposed construction on, or use of, the property?
15 foot reduction on one side setback

The Board of Zoning Appeals shall base its required findings upon the particular evidence presented in each specific case where the property owner can demonstrate that it meets the majority of the following variance/hardship conditions or standards. **The applicant must provide written documentation demonstrating that their request meets at least 4 out of the 7 hardship standards listed below:**

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;
 2. Such conditions are peculiar to the particular piece of such property involved;
 3. Such conditions were not imposed by action or will of the owner of the property;
 4. The application of the Ordinance to the particular piece of property would create an unnecessary hardship other than a financial hardship.
 5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance, and furthermore, will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within surrounding areas, or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City and is the minimum variance that will make possible the reasonable use of the land, building or structures;
 6. There must be a proved hardship by showing beyond a doubt the inability to make a reasonable use of the land if the zoning ordinance were applied literally; and
 7. The circumstances affecting the property necessitating the variance are sufficiently unique or infrequent that it is not feasible to create a broad regulation to amend this Ordinance.
- **To meet these standards, the applicant should provide specific examples, data, or expert opinions that demonstrate how their property and situation align with at least 4 of these criteria.**

Included with the application, the following information is required and must also be furnished in digital, pdf format:

- ✓ Plat of property, illustrating existing development and requested variance.
- ✓ Plans or drawings necessary to illustrate the requested variance.
- ✓ Legal description of property.
- ✓ Check for applicable fees (\$350.00).

I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand any inaccuracies may be considered just cause for invalidation of this application, and any action taken on this application. I (We) do hereby understand a variance of any requirement does not exempt the development from any other requirements of the Zoning Ordinance, Subdivision Regulations, or other City or State Regulations.

Andrew Moody

Applicant(s) Name(s) (Please Print)

Kevin A. Moody

Signature of Applicant(s)

FOR OFFICIAL USE ONLY

RECEIVED BY

Dea Smith

DATE OF FILING

6/9/26

BZA MEETING DATE

8/4/26

DATE OF NOTICE PUBLICATION

ACTION TAKEN (DATE)



NEWNAN
GEORGIA

City of Newnan, Georgia
Attachment A

Property Owner's Authorization

The undersigned below, or as attached, is the owner of the property which is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a variance for property.

Name of Property Owner City of Newnan

Telephone Number 770-253-2682

Address of Subject Property 20 Landers Street Newnan, GA 30263
Proposed as 22 Landers Street Newnan, GA 30263

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Coweta County, Georgia.

Signature of Property Owner

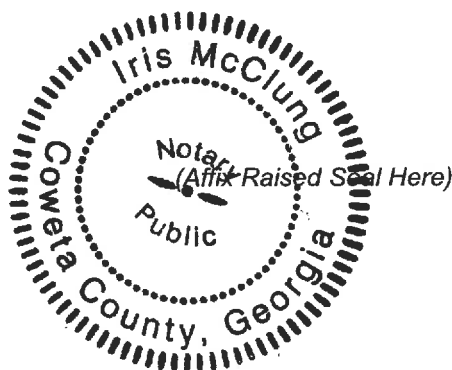
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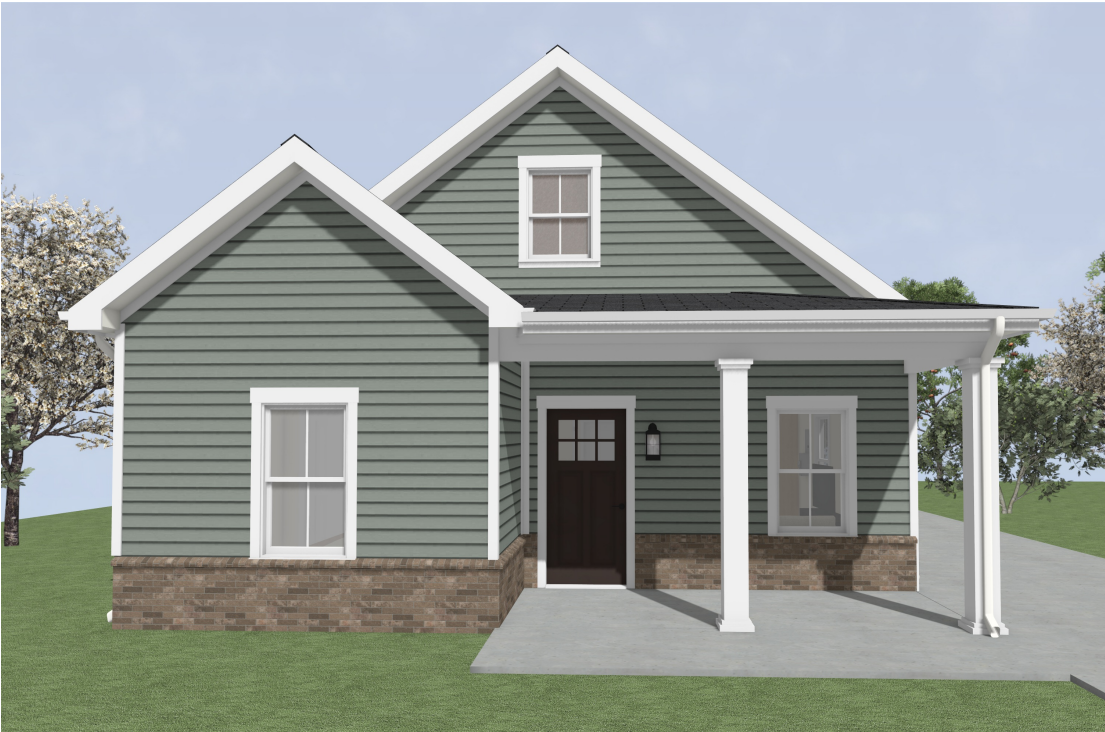
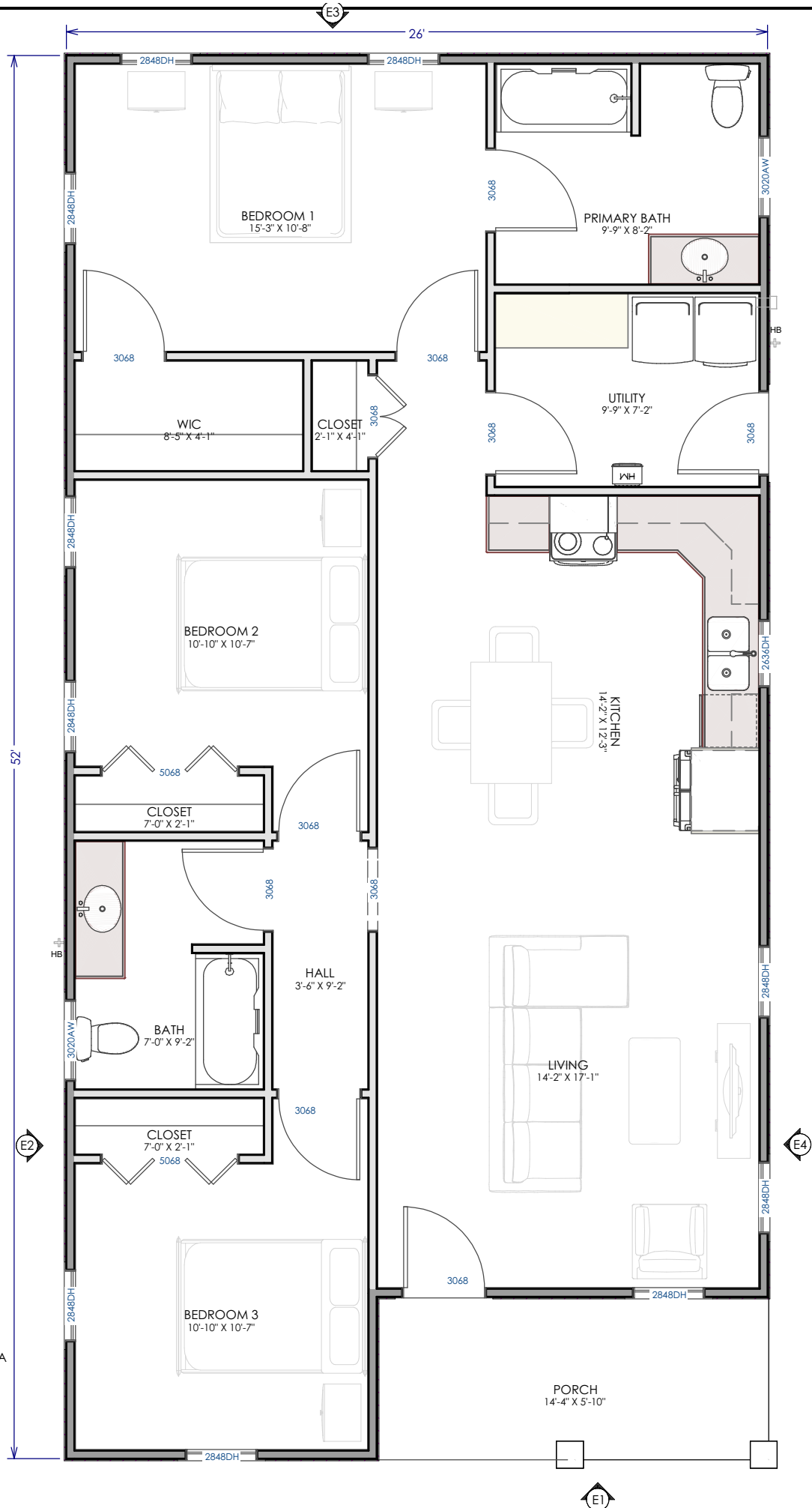
who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Notary Public June 7, 2017

6/9/26
Date



1 FLOOR PLAN
SCALE: 3/16 in = 1 ft



EXTERIOR FINISH & FIXTURE SPECIFICATIONS		
ENTRY DOOR:	JELD-WEN SMOOTH-PRO FIBERGLASS, "CRAFTSMAN 6-LITE 2-PANEL" STYLE	
PATIO DOOR:	JELD-WEN SMOOTH-PRO FIBERGLASS, "FULL LITE" STYLE	
WINDOWS:	JELD-WEN PREMIUM VINYL DOUBLE-HUNG, COLOR WHITE/WHITE	
SIDING:	HARDIE PLANK LAP SIDING, SMOOTH FINISH	
PORCH CEILING:	AZEK VINYL BEADBOARD, WHITE FINISH	
MASONRY VENEER:	CHEROKEE BRICK MODULAR "BERKELEY"	
ROOFING:	CERTAINTEED LANDMARK ARCHITECTURAL ASPHALT SHINGLES, "WEATHERED WOOD" FINISH	
WALL SCONCES:	PROGRESS LIGHTING "WILLIAMSTON" WALL LANTERN, BRONZE FINISH	
PAINT COLORS:	SIDING FRONT DOOR Raintree Green-CC-560 White Dove-OC-17 Iron Mountain-2134-30	

3BR/2BA - NARROW MODEL
NURA CHALK LEVEL AREA HOUSING

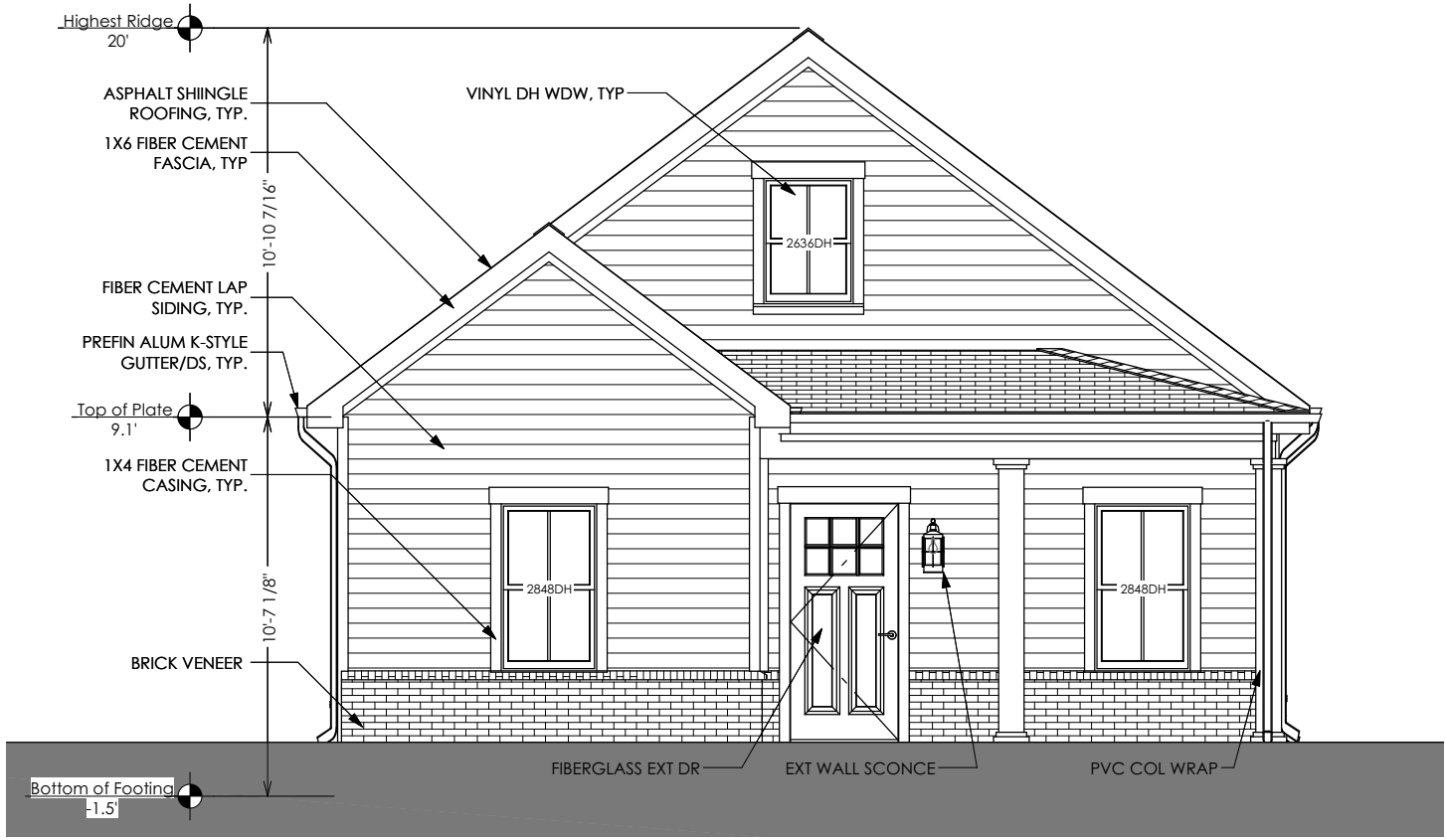
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ISSUE/DATE:
SCHEMATIC DESIGN
5/20/26

PROJECT NO.
2026-04

SHEET NO.
3BR
NARROW

NOT ISSUED FOR
CONSTRUCTION



E1 FRONT ELEVATION
SCALE: 3/16 in = 1 ft



E2 SIDE ELEVATION
SCALE: 3/16 in = 1 ft

3BR/2BA - NARROW MODEL
NURA CHALK LEVEL AREA HOUSING

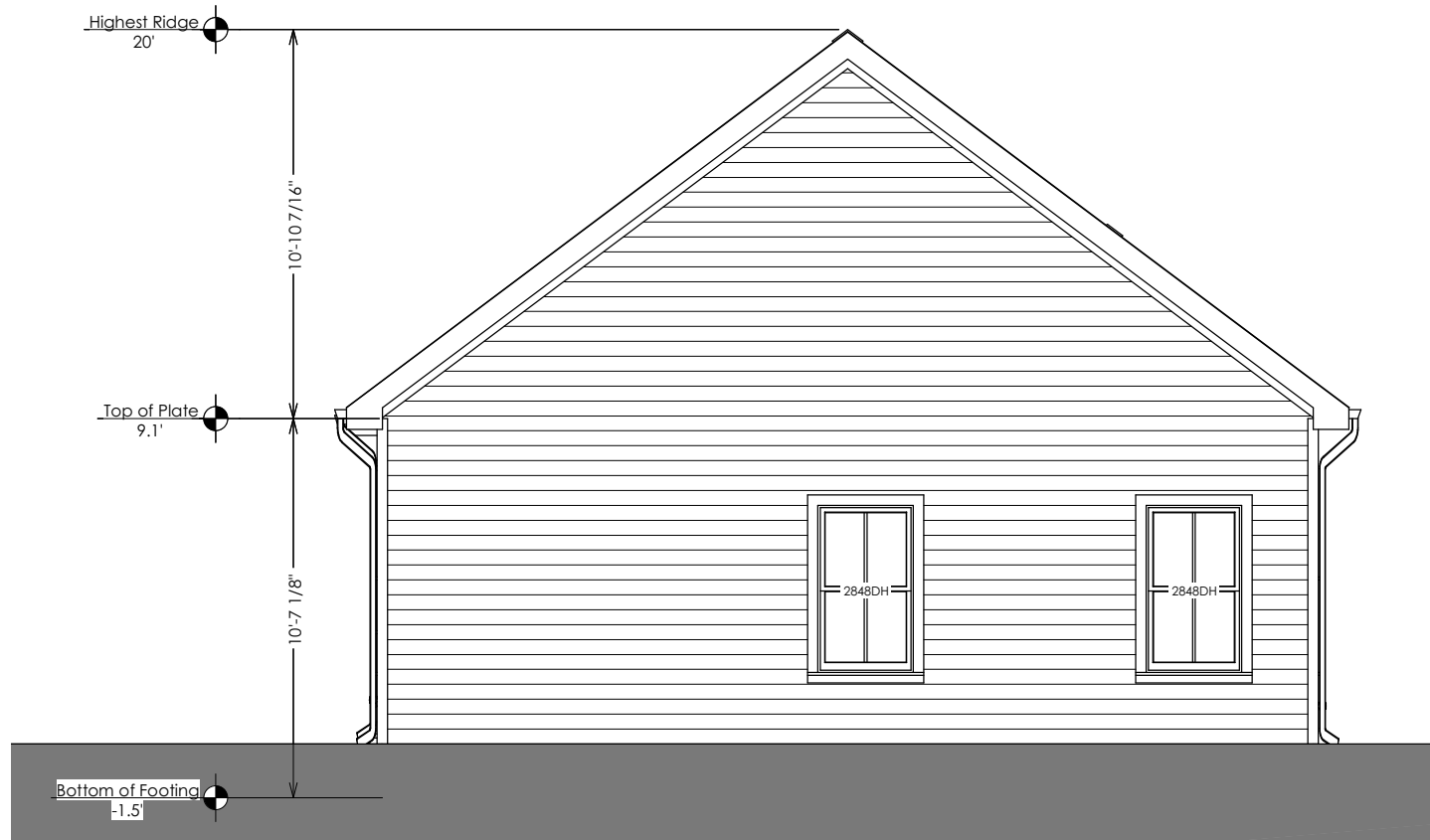
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ISSUE/DATE:
SCHEMATIC DESIGN
5/20/26

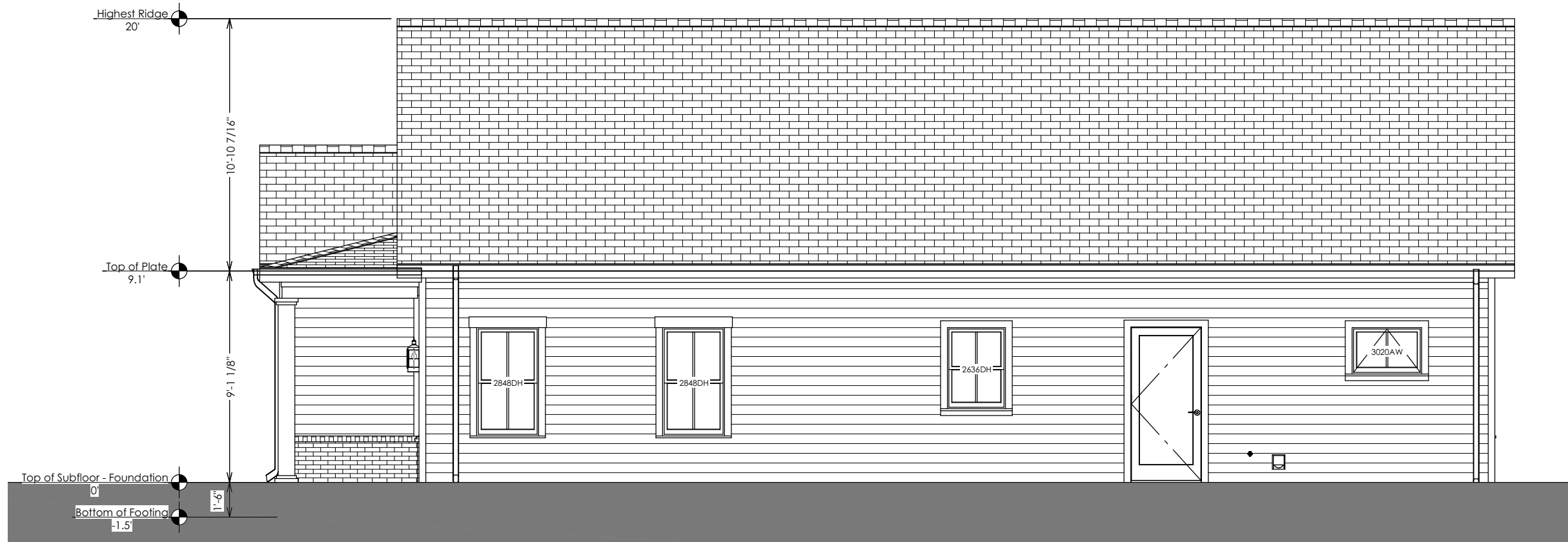
PROJECT NO.
2026-04

SHEET NO.
3BR
NARROW

NOT ISSUED FOR
CONSTRUCTION



E3 REAR ELEVATION
SCALE: 3/16 in = 1 ft



E4 DRIVEWAY SIDE ELEVATION
SCALE: 3/16 in = 1 ft

3BR/2BA - NARROW MODEL
NURA CHALK LEVEL AREA HOUSING

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ISSUE/DATE:

SCHEMATIC DESIGN
5/20/26

PROJECT NO.

2026-04

SHEET NO.

3BR

NARROW

NOT ISSUED FOR
CONSTRUCTION