



CITY OF NEWNAN
Board of Zoning Appeals
Meeting Minutes
December 6, 2022
10:00 a.m.

Board Members in Attendance: Skin Edge, Cliff Smith, Frank Flournoy, Ken Parker, Sally Hensley, Willie Walton

Board Members Absent: Kris Lovell

Others in Attendance: Tracy Dunnavant, Planning & Zoning Director
Dean Smith, Senior Planner
Brad Sears, City Attorney

CALL TO ORDER

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

READING OF THE MINUTES

Chairman Edge asked the Board if they had reviewed the minutes from the November 1, 2022 meeting. Commissioner Flournoy motioned to approve the minutes. Commissioner Smith seconded the motion.

MOTION CARRIED (6-0)

Variance Request – 30 Ellen Sims Court – 2022-16

Chairman Edge opened a public hearing on a variance request for 30 Ellen Sims Court.

Dean Smith presented the staff report. He stated that the applicant is seeking a reduction of the building side setback from 30 feet to 20 feet to allow the property to be split to accommodate two different owners. Smith said that he has received no objections to this variance request and added that this request is consistent with what has been approved in the past. Smith did suggest that if the Board decides to approve the variance request, the approval should be conditioned upon an access easement agreement being created, recorded and a copy provided to the City that would ensure that each subsequent property owner would have clear and unobstructed passage through the common driveway that both future properties will share.

Commissioner Flournoy asked to confirm that no one has objected to the request. Dean Smith stated that he had not received any objections.

Jonathan O'Connor, applicant, was sworn in by Sears. He stated that he wanted the Board to know that the property needed to be split because there would be two different owners.

Commissioner Parker asked if the property had already been sold. O'Connor said that different partnerships currently own them.

Commissioner Smith asked if the buildings would be multi-tenant. O'Connor said yes.

Chairman Edge asked if there was anyone else present to speak in favor or opposition to the variance request.

With no one coming forward, Chairman Edge closed the public hearing.

Commissioner Flournoy made a motion to approve the variance request at 30 Ellen Sims Court with staff's recommended condition regarding the access easement. Commissioner Parker seconded the motion.

MOTION CARRIED (6-0)

Variance Request – 207 Bullsboro Drive – 2022-17

Chairman Edge opened a public hearing on a variance request for 207 Bullsboro Drive.

Dean Smith presented the staff report. He discussed the applicant's desire to go from 26 parking spaces to 31 parking spaces for a Fazoli's restaurant. Smith also pointed out that Freddie's restaurant made the same request and was granted a variance. Smith clarified for the board where the project is located. Commissioner Hensley asked about the material to be used on the parking lot. Dean Smith explained to the Board the difference between pervious and impervious surfaces.

Warren Mason, civil engineer for the project, was sworn in by Brad Sears. Mason explained the need for the extra spaces to accommodate outdoor seating. He also stated that his client would use whatever material for the parking spots that the City's Engineering Department recommended.

Commissioner Parker stated that he does not want more concrete being used. He added that he would prefer a central drainage system be created to address the whole parking lot.

Commissioner Hensley asked about trees. Mason stated that they would be leaving a buffer between the residential neighborhood and the subject property. Dean Smith added that the applicant would have to meet all landscape requirements.

Commissioner Hensley asked if other Fazoli's restaurants have more parking spaces. Mason stated that he is working with the franchisee and not the corporation.

Andrew Williams, 16 Valencia Lane, was sworn in by Sears. He spoke in opposition to the variance request stating that he was concerned with people lingering outside of the restaurant due to the additional parking.

With no one else coming forward, Chairman Edge closed the public hearing.

Commissioner Flournoy said he was not concerned about the trees or the extra 5 spaces.

Commissioner Parker asked staff if the restaurant would have the opportunity to expand in the future. Dean Smith stated that there are flood plain areas and other restrictions that would prohibit them from expanding.

Commissioner Flournoy made a motion to approve the variance request for 207 Bullsboro Drive. Commissioner Parker seconded the motion

MOTION CARRIED (6-0)

New Business

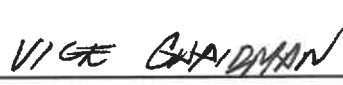
None

ADJOURN

Commissioner Hensley motioned to adjourn the meeting at 10:24 a.m. Commissioner Smith seconded.

MOTION CARRIED (6-0)


Chairman Skin Edge


VICE CHAIRMAN