City of Newnan
Board of Zoning Appeals

Agenda for August 1, 2023 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 11, 2023 Minutes
3. Public Hearings
   a. Variance Request - 32 Waverly Circle - 2023-16
   b. Variance Request - 44 Canyon View Drive - 2023-17
   c. Variance Request - 7 Parks Avenue - 2023-18
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 NEWNAN
Board of Zoning Appeals
Meeting Minutes
July 11, 2023
10:00 a.m.

Board Members in Attendance:	Kris Lovell, Sally Hensley, Skin Edge, Cliff Smith, Frank Flournoy, Willie Walton
Board Members Absent:	Ken Parker
Others in Attendance:	Tracy Dunnavant, Planning & Zoning Director Samantha Wood, Planning & Zoning Administrative Assistant Dean Smith, Senior Planner Chris Cole, Senior Planner Carson Sears, Acting City Attorney

CALL TO ORDER

Chairman Lovell 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 Lovell asked the Board if they had reviewed the June 6, 2023, meeting minutes. Hensley motioned to approve the minutes. Walton seconded the motion.

MOTION CARRIED (6-0)

Special Exception – 19 Millard Farmer Industrial Boulevard 2023-12

Chairman Lovell opened a public hearing on a variance request for the rear setback at 19 Millard Farmer Industrial Boulevard.

Dean Smith summarized the staff report. He stated the applicant has submitted plans for a building expansion, parking lot/circulation area improvements, and exterior façade improvements for the commercial shopping center at 19 Millard Farmer Industrial Boulevard. Dean Smith said the building's existing rear setback is 19.4 feet at the closest point and the current zoning ordinance has a requirement for the Heavy Commercial Zoning District (CHV) that buildings must have a rear setback of 40 feet. Dean Smith explained at the time the shopping center was initially built, the rear setback line was 12 feet. He stated the existing building complied with the former zoning ordinance and is now considered a legal

nonconformity due to the fact that the rear building setback is less than 40 feet. Dean Smith added the proposed renovations seek to expand the building's footprint at the closest point to the rear property line to a distance of 11.7 feet. Dean Smith concluded by saying staff does not believe that expanding the non-conforming setback will be detrimental to the adjoining property owners, nor to the general public and recommends approval. He reminded the Board that they have ruled similarly in 2 prior cases: 66 Jefferson Parkway in 2014 and 13 McBride Street in 2017.

Dean Smith added that no public comment has been received to date.

Chairman Lovell asked if there were any questions for staff.

Hensley asked if the Board could require trees be planted on the site.

Dean Smith stated that there are trees already planned for the redevelopment project.

Chad Riddle, representing the applicant, was sworn in by Carson Sears. Riddle stated that the landscape is an important part of the application that was submitted. He said they are not asking for any variances regarding the landscaping and showed a rendering of the proposed landscaping compared to the existing landscaping.

Tom Grimes, Tomco Construction, stated he was representing the adjacent land owners and they are excited about the project.

With no further comments or questions, Chairman Lovell closed the public hearing and asked for a motion.

Hensley made a motion to approve the Special Exception at 19 Millard Farmer Industrial Boulevard to expand the degree of nonconformity on the rear setback to 11.7 feet. Flournoy seconded the motion.

MOTION CARRIED (6-0)

<u>Variance Request 54 Murray Street & 62 Murray Street – 2023-13 & 2023-14</u>

Chairman Lovell opened a public hearing on a variance request for the properties located at 54 and 62 Murray Street.

Dean Smith stated these two properties are a part of a program funded through ARPA (American Rescue Plan Act of 2021) and previously approved by the Newnan City Council. He added the total number of proposed homes for the project is 7; with 5 meeting all dimensional requirements, including building setbacks.

Dean Smith explained how setbacks were determined in an RU-I zoning designation. He said two of the homes will be built on oddly shaped parcels, which is the reason for the variance requests. Dean Smith added in this scenario, the average rear building setbacks are 20 feet, which necessitated the variance requests to reduce the rear building setbacks down to the measurements illustrated in the house location plans provided as a part of this application. Dean Smith stated the house to be located at 54 Murray Street will require a reduction of the rear building setback from 20 feet to 14 feet and the house to be located at 62 Murray Street will require a reduction of the rear building setback from 20 to 5 feet.

Dean Smith mentioned the subject property is located within an established neighborhood where surrounding properties frequently have varying setbacks. He concluded by stating Staff recommends approving the variances due to extraordinary and exceptional conditions pertaining to the particular pieces of property in question because of their shape and such conditions are peculiar to this particular piece of property and were not imposed by the action or will of the owner of the property.

Andrew Moody, Special Project Manager for the City of Newnan, was sworn in by Carson Sears. He provided background on the ARPA project.

Edge asked if the contractor had been chosen for the project yet. Moody stated that one has not been chosen yet and added that the bid opening would be later this month.

Hensley asked if these homes will be leased or sold. Moody stated that The Housing Authority would be in charge of qualifying the person(s) that will be occupying the homes. He added that they lease the home while they are training to be home owners and then a portion of the money they paid to lease is used as a down payment when they purchase the home.

Edge asked if the price is set at the beginning or if it changes with the market. Moody said the price is either the appraised value or the amount of funds spent on the home; whichever is less.

Hensley asked what the price was for the homes. Moody stated that the price will be around $275,000 and is geared toward providing work force housing.

Dunnavant stated the money that is received for the homes will be used as a revolving fund to build additional homes on City owned lots in the future.

With no further comments or questions, Chairman Lovell closed the public hearing and asked for a motion.

A motion was made by Edge to approve the Variance Request for 54 Murray Street. Hensley seconded the motion.

MOTION CARRIED (6-0)

Hensley made a motion to approve the Variance Request for 62 Murray Street. Edge seconded the motion.

MOTION CARRIED (6-0)

Chairman Lovell opened a public hearing on a Special Exception request for a motorcycle school to be located at 2 Belt Road.

Chris Cole gave the staff report. He stated that the property would be used by Two Wheel Adventures Motorcycle school, which has been in business since 2012. Cole added the school is accredited by the State of Georgia and the Motorcycle Safety Foundation (MSF) and would provide motorcycle enthusiasts with the ability to acquire the necessary skills and knowledge to safely operate a motorcycle on the road and to get their motorcycle license since the school is also the testing facility working on behalf of the DDS.

Cole gave background information regarding the business, courses and clientele. He stated the course is geared towards low-speed maneuvers with most exercises not exceeding 15-20 miles/hour and limited to 2nd gear. Cole added their fleet is composed of small engines not exceeding 300cc. He stated the projected hours of operation would be Saturday-Sunday from 8:30 am to 5 pm and occasionally a 2 day-weekday class as needed. Cole mentioned the school has been operating in Buford for many years; however, with the increased number of students coming from different parts of Georgia, Alabama and Tennessee, they wanted to expand their operation to the Newnan area.

Cole stated the property already has natural buffers such as trees and bushes/shrubs, on all 3 sides of the property. He added the school will only be using small engine motorcycles (less than 300cc) which provide enough engine power to perform the exercises without the loud rumbling and revving noises. Cole informed the Board that there used to be two buildings on site, therefore utilities such as water/sewer and electricity are still available. He mentioned the applicant indicated in a phone call on June 28, 2023 that the minimum number of students for any session would be 4 students and the maximum number of students for any session would be 10 students.

Cole stated the City has not received any formal objections to date. He added that utilizing the small-engine motorcycles and restricting the training to certain hours will help reduce the impact of the proposal. Cole concluded by stating Staff recommends approving the request with three conditions:

- The applicant shall only utilize small engine motorcycles (less than 300cc) for training purposes to reduce noise levels.

- The applicant shall only conduct motorcycle safety training on the outdoor riding range from 8:30 a.m. to 5 p.m.

- The natural buffer on the subject property's southern border that adjoins 10 Belt Road must be maintained unless the property at 10 Belt Road ever becomes a nonresidential use.

Cole showed videos depicting the decibel readings of the bikes as well as a video of the current noise conditions at 2 Belt Road.

Edge asked if the hours of operation would be just Saturday and Sunday. Cole stated that the staff has recommended that the hours be 8:30 a.m. to 5:00 p.m., but was not limiting it to just the two days.

Sowatha Uk was sworn in by Carson Sears. Uk stated that the hours of operation at their Buford location are 8:30 a.m. to 6:00 p.m., but the class normally ends at 3:00 p.m. She also stated that she would like to operate on at least 2 week days as well as on weekends.

Edge asked if she provided the bikes for the classes. Uk stated that she does provide the bikes and they are all 300cc or less.

Hensley asked if there would be any additional trees planted. Uk stated that there are a lot of trees already on the property and they are not planning to remove any at this time.

Edge asked if there would be any training done on public roads. Uk stated all training would be done on their property at the training facility.

Smith asked if the class attendees were able to get their license upon completion of the course. Uk stated that there are 2 skills tests given at the end of the course along with a written exam. Smith asked if people actually failed the course. Uk stated that she has failed people before. She stated that if she or the other instructors felt someone was a danger to themselves or others, then they are asked to leave. Uk stated that most students that take her course are beginners and added there are other advanced courses that she does not provide. She stated that there are 4 bikes outside that they brought in order for the Board to actually hear the bikes and fully understand how much noise they will make.

The Board, Staff and hearing attendees went outside to listen to the bikes.

The Board returned to the Council Chambers and Chairman Lovell closed the public hearing and asked for a motion.

Hensley made a motion to approve the Special Exception request to allow for a motorcycle school at 2 Belt Road with the following conditions:

1) All bikes will be less than 300 ccs
2) Hours of operation will be 8:30 a.m. to 5:00 p.m.
3) The natural buffer is to remain on the 10 Belt road side, be maintained in perpetuity, and enhanced with evergreen trees.

Flournoy seconded the motion.

MOTION CARRIED (6-0)

New Business

Dunnavant stated that there will be an August meeting.

ADJOURN

Flournoy motioned to adjourn the meeting at 10:57 a.m. Walton seconded.

MOTION CARRIED (6-0)

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Chairman Kris Lovell

City of Newnan, Georgia – Board of Zoning Appeals

Date: August 1, 2023

Application Number: 2023-16

Agenda Item: Variance Request – 32 Waverly Circle

Prepared and Presented by: Chris Cole, Senior Planner

Purpose: To hear a request to exceed the maximum residential driveway width from the required 24 feet to 36 feet.

Applicant/Property Owner: Todd Freeman Builder, LLC – Applicant / Property Owner

Zoning: Suburban Residential Single-Family Dwelling District - Medium Density (RS-15)

Present Use: Single-Family Residence under Construction

Proposed Use: Single-Family Residence

Pertinent Regulations: Section 12.2.a.1 of the Subdivision Regulations

Applicant's Position: The applicant recently completed construction of a new home at 32 Waverly Circle and has not received a Certificate of Occupancy yet. The applicant poured the driveway before inspection by the Engineering Department and this resulted in a 36-foot driveway width instead of the required 24 feet.
Staff Note - The "driveway width" refers to the driveway's maximum width at the right-of-way. In this case, the entire driveway has a 36-foot width from the street to the garage. It should also be noted in general that once past the right-of-way, a driveway's width can be expanded over the required maximum of 24 feet towards a house.

Regarding the particular provisions or requirements of the Ordinance that prevent the proposed construction on, or use of, the property, the applicant indicated, "The Applicant desires to build his personal residence on the undeveloped lot and have a three (3) car garage with a driveway width of thirty-six (36) feet instead of the twenty-four (24) feet in the Ordinance." Regarding 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, the applicant indicated, "The undeveloped lot was recorded on August 9, 2005 with a plat that shows the lot as 0.379 acres. The Applicant/Owner purchased the lot and desires to build his personal single-family residence on the lot with a three (3) car garage."

Regarding the particular hardship that would result if the specified provisions or requirements of the Ordinance were to be applied to the subject property, the applicant indicated, "The Applicant/Owner would be unable to build his proposed design that would enhance the neighborhood and allow for parking multiple family vehicles." Regarding 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, the applicant indicated, "The minimum Variance is twelve (12) feet."

Basis for Granting Variances:

The Board of Zoning Appeals shall base its required findings of fact upon particular evidence presented to it in each specific case where the property owner can show all of the following to be true:

A. The strict application of the terms of this Ordinance would effectively prohibit or unreasonably restrict utilization of the property because of all of the following:

- ✓ There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography; and,
- ✓ Such conditions are peculiar to the particular piece of such property involved; and,
- ✓ Such conditions were not imposed by the action or will of the owner of the property; and,
- ✓ The application of the Ordinance to the particular piece of property would create an unnecessary hardship other than a financial hardship in which the applicant would receive a lower rate of financial return on the use of the property if the variance is denied; and,
- ✓ Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance.

B. In addition, the Board of Zoning Appeals shall affirmatively determine that:

- ✓ The granting of such variance will alleviate a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience sought by the applicant.
- ✓ The condition or situation of the property which gives rise to the need for such variance is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to this Ordinance.

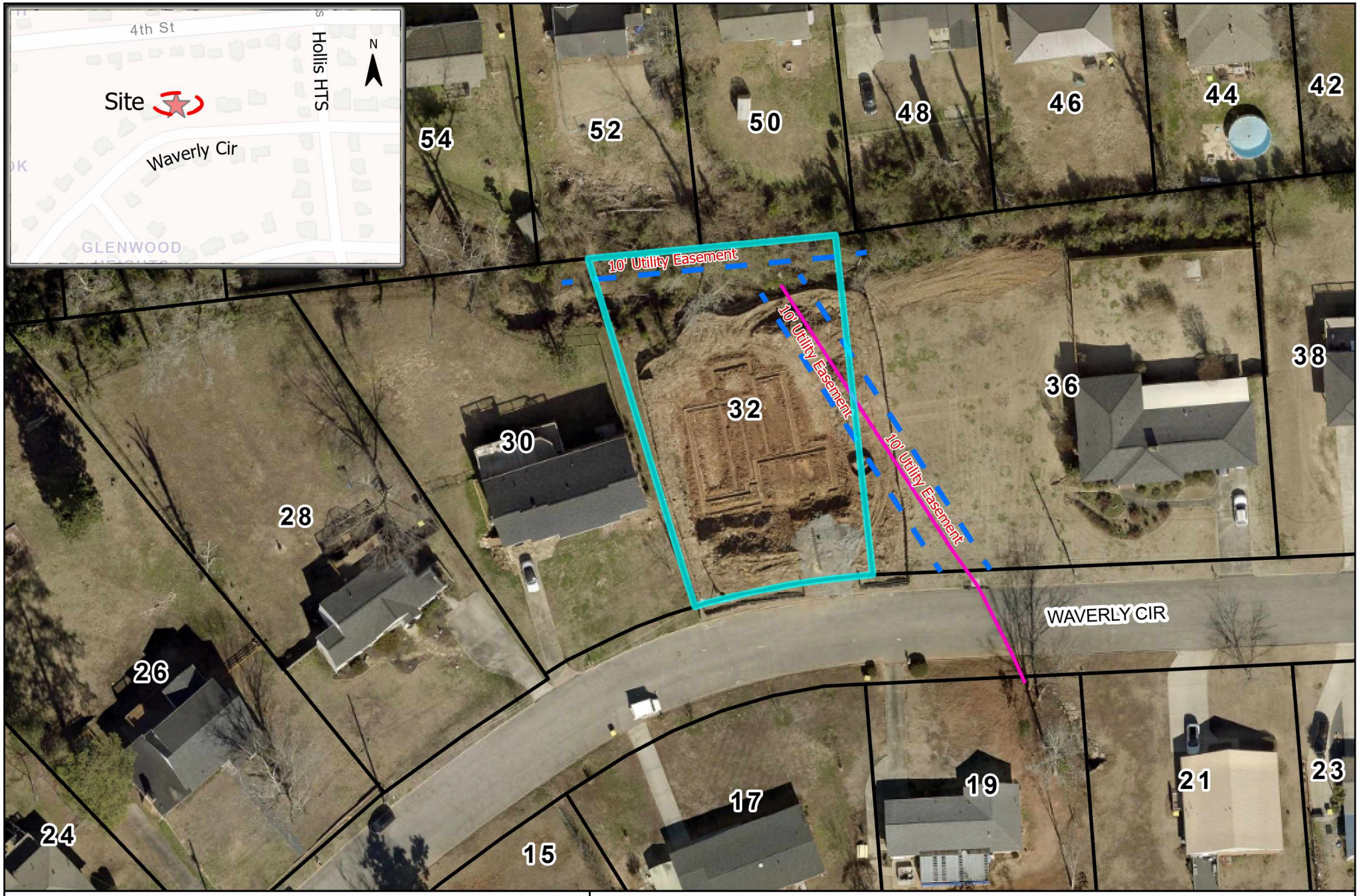
Recommendation:

According to the Engineering Department, the driveway-approval element of the Certificate of Occupancy for this property will be conditioned on the applicant obtaining this variance. If the variance is approved, the applicant will still need the final driveway inspection from Engineering Department. Michael Klahr, Director of Engineering, added, "From an Engineering perspective, permitting a driveway of 36-feet wide, at the Right-of-Way, will not impact traffic safety on this local, residential street. Therefore, I would have no objections in granting the request." Regarding the variance request to exceed the maximum residential driveway width from the required 24 feet to 36 feet, staff believes the constructed driveway is appropriate and will present no negative impacts (especially in light of Mr. Klahr's opinion above). Staff also believes the constructed driveway works within the confines of the natural restrictions of the lot's size and shape.

Staff also believes that there are extraordinary and exceptional conditions related to the topography of the subject property. For purposes of this report, topography is defined as "the arrangement of the natural and artificial physical features of an area." As shown on the attached Project Location Map, the subject property contains utility easements in the eastern and northern yards. The eastern-yard easement also contains a storm pipe.

In this case, staff believes the placement of the house was likely affected by the location of the utility easements. Even though these utility easements (or any other potential hardship) do not seem to relate to the decision to construct the 36-foot wide driveway as measured at the right-of-way, staff believes relief from the Ordinance would not cause substantial detriment to the public good or impair the purposes and intent of the Ordinance. In addition, staff received two phone calls seeking general information. Staff also received emails from two individuals regarding the request and these emails are attached in this packet. Staff also believes that this is the first "maximum residential driveway width" variance case that has been brought before the Board in at least 10 years.

After reviewing the information presented by the applicant and comparing it to the basis for granting variances, as outlined in the Zoning Ordinance, staff recommends approval of the variance request based on the following reasons. The strict application of the terms of the Ordinance would *unreasonably* restrict utilization of the property because the application of the Ordinance to the particular piece of property would create a non-financial, *unnecessary* hardship. Also, as stated earlier, relief from the Ordinance would not cause substantial detriment to the public good or impair the purposes and intent of the Ordinance.



CITY OF NEWNAN

Project Location

1 =720 feet

N

Date: 6/28/2023 10:11 AM

CITY OF NEWNAN
PLANNING DEPT.
25 LAGRANGE STREET
NEWNAN, GEORGIA 30263
www.NewnanGa.gov

NEWNAN GEORGIA

Project Location
Easement
Storm Pipe
City Limits

Parcel # N27 0001 014

ADDRESS
32 WAVERLY Circle
Newnan, GA 30263

Variance – 32 Waverly Circle

View of subject property

Alternate view of subject property

Variance – 32 Waverly Circle

View of adjacent neighbor to the east at 36 Waverly Circle

View of adjacent neighbor to the west at 30 Waverly Circle

Variance – 32 Waverly Circle

View to the west on Waverly Circle

View of 17 Waverly Circle across from subject property

Variance – 32 Waverly Circle

View of 19 Waverly Circle across from subject property

View to the east on Waverly Circle

Variance – 32 Waverly Circle

View of eastern side property line area of subject property (seed and straw area in place after grading)

View of adjacent neighbor's yard (grass area) at 36 Waverly Circle adjacent to subject property

HORNE & GRIFFIS, P.C.
32 South Court Square, P.O. Box 220
Newnan, Georgia 30264
www.newnanlaw.com

MELISSA D. GRIFFIS (GA, AL)

TELEPHONE (770) 253-3282
FACSIMILE (770) 251-7262
EMAIL: melissa@newnanlaw.com

June 13, 2023

VIA HAND DELIVERY
Ms. Tracy Dunnavant
Planning and Zoning Director
City of Newnan
25 LaGrange Street
Newnan, Georgia 30263

RE: Todd Freeman Builder, LLC
Application for Variance
32 Waverly Circle, Newnan, Georgia

Dear Ms. Dunnavant:

Please allow this correspondence to serve as the letter of intent as required for the Application for Variance to the City of Newnan, Georgia filed on behalf of s, LLC. Todd Freeman Builder, LLC desires a variance to allow for the use of a three (3) car garage for his personal single-family residence. Attached hereto is the required application and documents for said request.

Todd Freeman Builder, LLC has included all materials required per the Application Form and applicable Ordinance provisions. As always, should you have any questions about the material submitted, or should you require additional information, please do not hesitate to contact me. Todd Freeman Builder, LLC, as applicant and myself, as counsel for Todd Freeman Builder, LLC, look forward to working with you and your staff as you review and analyze the enclosed Application.

Yours Truly,

Melissa D. Griffis

MDG/bs
Enclosure(s)

TAB 1

Variance Application
City of Newnan

CITY OF NEWNAN, GEORGIA

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

NEWNAN
GEORGIA

APPLICATION FOR VARIANCE

Name of Applicant TODD FREEMAN BUILDER, LLC

Mailing Address 847 South Holiday Drive, Dadeville, Alabama 36853

Telephone (770) 318-8585 E-Mail: toddfreemanbuilder@gmail.com

Property Owner (Use back if multiple names) Same as applicant

Mailing Address 847 South Holiday Drive, Dadeville, Alabama 36853

Telephone (770) 318-8585

Address/Location of Property 32 Waverly Circle, Newnan, Georgia 30263

Tax Parcel No: N27 0001 014

Present Zoning Classification: RS15

Present Land Use undeveloped land

Intended Use single-family residential home

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 in regard to 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) 12-2(a)-1 of the Zoning Ordinance/Subdivision Regulations: Driveway Access; Driveway design; width.

In order for the Board to consider the request, it must be claimed "application of the Ordinance to the particular piece of property would create an unnecessary hardship". 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?
   The Applicant desires to build his personal residence on the undeveloped lot and have a three (3) car garage with a driveway width of thirty-six (36) feet instead of the twenty-four (24) feet in the ordinance.

2. What is the existing zoning of the property, including any previously approved modifications, conditions, or proffers?
   The property is zoned RS15 and the Applicant/Owner is not aware of any previously approved modifications, conditions, or proffers.

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?
The undeveloped lot was recorded on August 9, 2005 with a plat that shows the lot as 0.379 acres. The Applicant/Owner purchased the lot and desires to build his personal single family residence on the lot with a three (3) car garage.

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?
The Applicant/Owner would be unable to build his proposed design that would enhance the neighborhood and allow for parking multiple family vehicles.

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?
The minimum Variance is twelve (12) feet.

The Board of Zoning Appeals shall base its required findings upon the particular evidence presented in each specific case where the property owner can show:

A. The strict application of the terms of the Ordinance would effectively prohibit or unreasonably restrict utilization of the property because:

- ✓ There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography.
- ✓ Such conditions are peculiar to the particular piece of such property involved.
- ✓ Such conditions were not imposed by the action or will of the owner of the property.
- ✓ The application of the Ordinance to the particular piece of property would create an unnecessary hardship. Such hardship does not include financial hardship in that if the variance were granted, the applicant could receive a higher rate of financial return on the use of the property and without the variance, a lesser but still reasonable return could be realized.
- ✓ Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Ordinance.

B. The granting of such variance will alleviate a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience sought by the applicant.

C. The condition or situation of the property, which give rise to the need for such variance, is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the Ordinance.

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.
- ✓ List of all the names and addresses of all property owners within 250 feet of subject property. This information can be found at the Coweta County Tax Assessors Office.

✓ Check for applicable fees (**$250.00**).

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.

Todd Freeman Builder, LLC

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

Signature of Applicant(s)

FOR OFFICIAL USE ONLY

RECEIVED BY Chris Cole

DATE OF FILING 6-13-2023

BZA MEETING DATE 8-1-2023

DATE OF NOTICE PUBLICATION 6-28-2023

ACTION TAKEN (DATE)

TAB 2

Property Owner's Authorization

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: Todd Freeman Builder, LLC

Telephone Number: 770 3188585

Address of Subject Property: 32 Waverly Cir 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

Personally appeared before me

Todd Freeman

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

Notary Public

6/8/2023

Date

SAMANTHA ANNE WOOD
MY COMMISSION EXPIRES
NOTARY PUBLIC
SEPTEMBER 29, 2025
COWETA COUNTY, GEORGIA

(Affix Raised Seal Here)

TAB 3

Attorney's Authorization

City of Newnan, Georgia
Attachment B

Attorney's Authorization

Note: *If an attorney-at-law has prepared this application, please fill out the information below:*

I swear as an attorney-at-law, I have been authorized by the owner(s) to file the attached application for a variance of property.

(Signature of Attorney)

Name of Attorney Melissa D. Griffis, Esq.

Address 32 S. Court Square

Newnan, Georgia 30263

Telephone (770) 253-3282

Date 6/12/2023

TAB 4

Legal Description

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 7 OF THE 5TH LAND DISTRICT OF COWETA COUNTY, GEORGIA, BEING LOT 6, CONTAINING 0.379 ACRES, AS SHOWN BY PLAT OF SURVEY FOR SHERRI K. LANE BY JOHN R. CHRISTOPHER, REGISTERED LAND SURVEYOR, RECORDED IN PLAT BOOK 84, PAGE 37, COWETA COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

TAB 5

List of Names and Addresses of All Property Owners Within 250 Feet of the Subject Property

60 WEST WASHINGTON STREET
LLC 53 PERRY ST
NEWNAN, GA 30263

KATHY VALENCIA & LISA
BROOKS
603 GRAYSTONE CT
PEACHTREE CITY, GA 30269

CAITLIN E & STEVEN J BURK 54
FOURTH ST
NEWNAN, GA 30263

BARBER A MICHAEL
19 BROOKSIDE DR
NEWNAN, GA 30263

60 WEST WASHINGTON STREET
LLC 53 PERRY ST
NEWNAN, GA 30263

FRANK C. DONNAHOO
3590 HAPPY VALLEY CIR
NEWNAN, GA 30263

TRISTAN & CHRISTINA BOONE
19 BROOKSIDE DR
NEWNAN, GA 30263

ALAN DENNIS DEAN
12 VELMA DRIVE
NEWNAN, GA 30263

DSC PROPERTY MANAGEMENT,
LLC
10866 FORREST ROAD
GRANTVILLE, GA 30220

CHARLES F. & SALLYANN
FAULKNER
3100 SPRINGDALE ROAD
HAPEVILLE, GA 30354

LAURIE GILBERT-STEPHENS
91 JUNE LANE
SENOIA, GA 30276

JENNIFER HALL & DONNA
BANNON
19 WAVERLY CIRCLE
NEWNAN, GA 30263

DOROTHY S. HANCOCK
42 FOURTH STREET
NEWNAN, GA 30263

MARK E. HENSON
1026 WISTERIA DRIVE
BAINBRIDGE, GA 39819

RICHARD HESSLER
553 FREEMANS WALK
STONE MOUNTAIN, GA 30083

INLAND PROPERTIES LLC
3 PARKS AVENUE
NEWNAN, GA 30263

JACKSON CLARK PROPERTIES
38 WAVERLY CIRCLE
NEWNAN, GA 30263

BONNIE J. KRIDER
45 4TH STREET
NEWNAN, GA 30263

KATHY VALENCIA & LISA BROOKS
603 GRAYSTONE COURT
PEACHTREE CITY, GA 30269

JACQUELYN PARKER
28 WAVERLY CIRCLE
NEWNAN, GA 30263

MATTHEW & NELLA PERRELLA
36 WAVERLY CIRCLE
NEWNAN, GA 30263

DEBBIE SCHINDLER
13 WAVERLY CIRCLE
NEWNAN, GA 30263

JIMMY LEE POOLE, JR.
26 WAVERLY CIRCLE
NEWNAN, GA

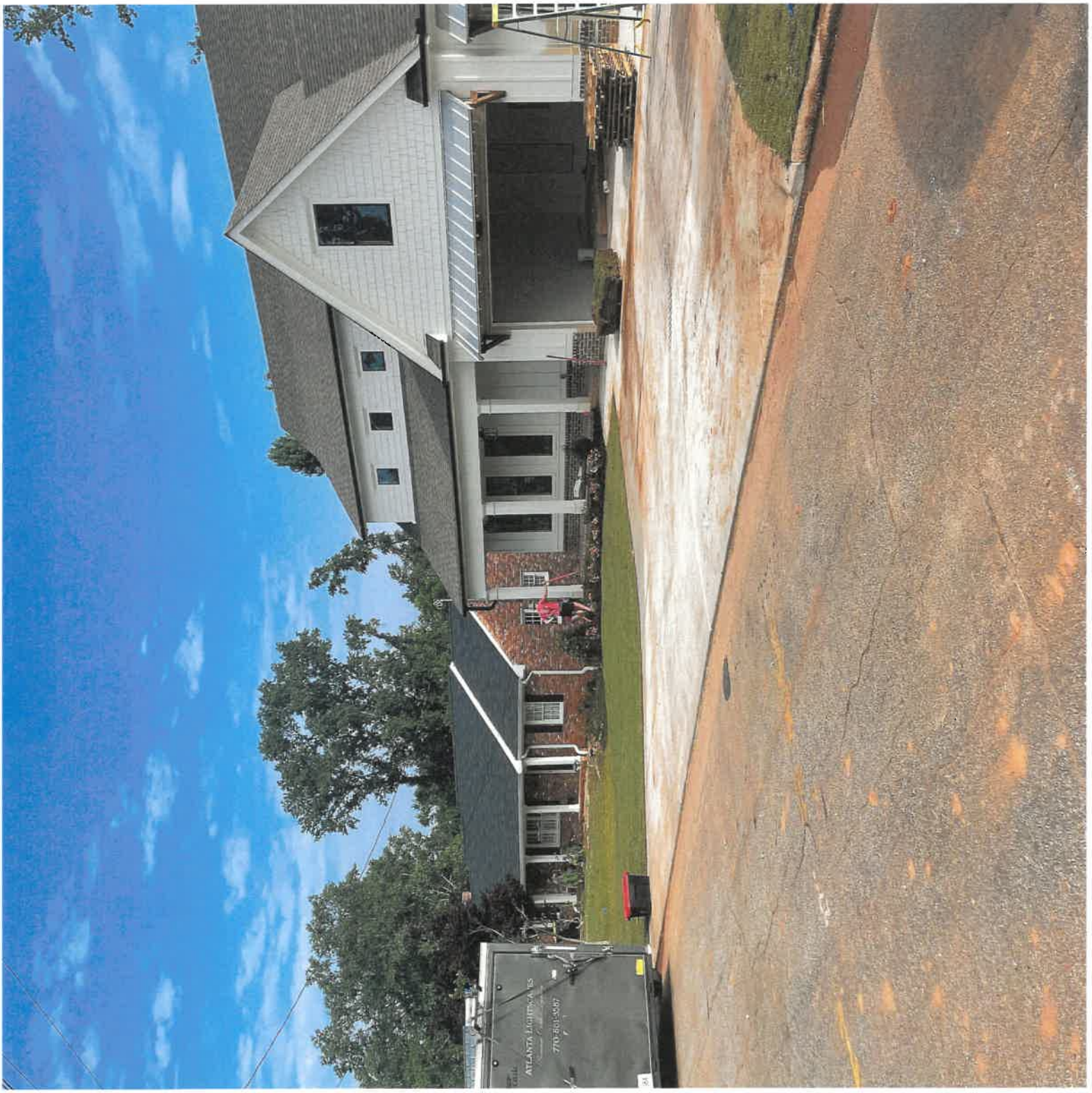
ELMER & KATHALEEN
WILLIAMS
53 FOURTH STREET
NEWNAN, GA 30263

BRENDA D. WILLIAMS
0021 WAVERLY CIRCLE
NEWNAN, GA 30263

STANLEY & CATHY WHITEHEAD
23 WAVERLY CIRCLE
NEWNAN, GA 30263

TAB 6

Conceptual Site Plan

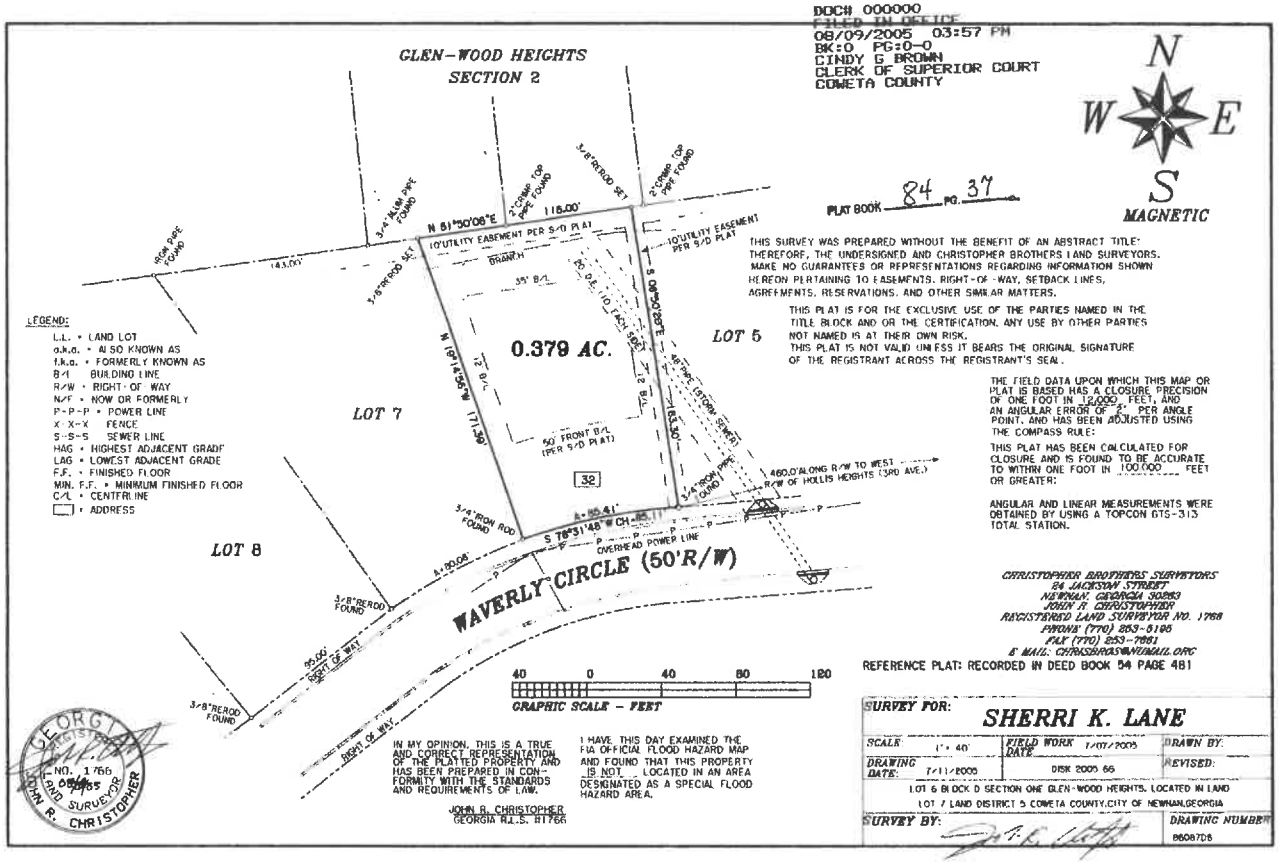

ATLANTA LIGHTSCAPES
770-801-9607

TAB 7

Plat

DOC# 000000
FILED IN OFFICE
08/09/2005 03:57 PM
BK:0 PG:0-0
CINDY G BROWN
CLERK OF SUPERIOR COURT
COWETA COUNTY

PLAT BOOK 84 PG. 37



LEGEND:
L.L. = LAND LOT
a.k.a. = ALSO KNOWN AS
f.k.a. = FORMERLY KNOWN AS
B/L BUILDING LINE
R/W = RIGHT-OF-WAY
N/F = NOW OR FORMERLY
P-P-P = POWER LINE
X-X-X FENCE
S-S-S SEWER LINE
HAG = HIGHEST ADJACENT GRADE
LAG = LOWEST ADJACENT GRADE
F.F. = FINISHED FLOOR
MIN. F.F. = MINIMUM FINISHED FLOOR
C/L = CENTERLINE
[ ] = ADDRESS

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE' THEREFORE, THE UNDERSIGNED AND CHRISTOPHER BROTHERS LAND SURVEYORS. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED IN THE TITLE BLOCK AND OR THE CERTIFICATION. ANY USE BY OTHER PARTIES NOT NAMED IS AT THEIR OWN RISK.
THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,000 FEET, AND AN ANGULAR ERROR OF 5" PER ANGLE POINT, AND HAS BEEN ADJUSTED USING THE COMPASS RULE:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 100,000 FEET OR GREATER:

ANGULAR AND LINEAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON GTS-313 TOTAL STATION.

CHRISTOPHER BROTHERS SURVEYORS
84 JACKSON STREET
NEWNAN, GEORGIA 30263
JOHN R. CHRISTOPHER
REGISTERED LAND SURVEYOR NO. 1766
PHONE (770) 253-8186
FAX (770) 253-7881
E MAIL: CHRISSURVEY@NEWNAN.NET

REFERENCE PLAT: RECORDED IN DEED BOOK 54 PAGE 481

GEORGIA REGISTERED LAND SURVEYOR NO. 1766 JOHN R. CHRISTOPHER

IN MY OPINION, THIS IS A TRUE AND CORRECT REPRESENTATION OF THE PLATTED PROPERTY AND HAS BEEN PREPARED IN CONFORMITY WITH THE STANDARDS AND REQUIREMENTS OF LAW.

JOHN R. CHRISTOPHER
GEORGIA R.L.S. #1766

I HAVE, THIS DAY EXAMINED THE F.I.R. OFFICIAL FLOOD HAZARD MAP AND FOUND THAT THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA.

SURVEY FOR: **SHERRI K. LANE**

SCALE: 1" = 40'	FIELD WORK DATE 7/07/2005	DRAWN BY:
DRAWING DATE: 7/11/2005	DISK 2005 66	REVISED:

LOT 6 BLOCK D SECTION ONE GLEN-WOOD HEIGHTS. LOCATED IN LAND LOT 7 LAND DISTRICT 5 COWETA COUNTY, CITY OF NEWNAN, GEORGIA

SURVEY BY: DRAWING NUMBER: 86087D6

TAB 8

Application Fee

$250.00 Check

APPEARANCE STATEMENT

Public Hearing Attendance Requirements

To process an application for an item requiring a Public Hearing, the applicant or applicant's designated representative must be present and in attendance at said hearing. This includes any items to be presented to the Board of Zoning Appeals; Mayor and City Council; and the Planning Commission.

Failure to appear at a Public Hearing may result in denial of the request, or an extended waiting period before the next available meeting. Certain requests, i.e. variances or special exceptions, if denied cannot be re-submitted for consideration for a term not less than one (1) year from the date of denial by that particular governing body.

The Board of Zoning Appeals will hear your request on August 1, 2023 at 10:00 AM

The Mayor and City Council will hear your request on _____ at _____ PM

The Planning Commission will hear your request on _____ at 7:00 PM

IMPORTANT

A zoning sign will be affixed and posted on the property in question. Owner/applicant shall notify the Planning & Zoning Department immediately if the sign is removed, defaced, incorrect, etc. After the Public Hearing date, City personnel will remove the zoning sign.

Applicant's Name: Todd Freeman Builder, LLC
(Please Print)

Applicant's Signature: Melissa D. Huffaker, Attorney

Date: 6-13-23

All meetings are held in the Richard A. Bolin Council Chambers located at 25 Lagrange Street, Newnan, GA 30263, unless otherwise stated.

Chris Cole

From: Greg Wright <geedubyah@gmail.com>
Sent: Friday, July 14, 2023 8:46 AM
To: Chris Cole
Subject: Re: City of Newnan

Chris -

Thanks for sending the variance application packet for 32 Waverly Circle.

Quick question: When a builder submits plans to the city, do they have to include the driveway configuration and driveway width as part of the process to get a building permit?

Thanks for your help.

--Greg Wright

On Wed, Jun 28, 2023 at 8:26 AM Chris Cole <ccole@newnanga.gov> wrote:

Mr. Wright,

Good morning. Please see the attached application that you requested. Also, if you have any other questions please let me know.

Chris Cole

Senior Planner

Main: (770) 254-2354

Desk: (678) 673-5488

ccole@newnanga.gov

https://link.edgepilot.com/s/64124114/8ofRslrDDki3MejAwYn1rw?u=http://www.newnanga.g

City of Newnan

25 LaGrange Street

Chris Cole

From: STAN WHITEHEAD <stanwhitehead@bellsouth.net>
Sent: Wednesday, June 21, 2023 10:49 AM
To: Chris Cole
Subject: Variance Request

Mr. Cole,
Thank you for the notice of the zoning request for 32 Waverly Circle. I wondered however, if the hearing will be very meaningful, since the project seems to already be completed. Thanks for all you and your office do for Newnan.
Stan Whitehead
678-857-7227

Sent from my iPhone

Chris Cole

From: Tracy Dunnavant
Sent: Wednesday, June 28, 2023 8:12 AM
To: Dean Smith; Chris Cole
Subject: FW: Waverly Circle Variance application

Would whoever is handling this case, please assist Greg Wright?

Thanks,

Tracy

Tracy S Dunnavant, AICP
Planning and Zoning Director

Main: (770) 254-2354 x4
Desk: (678) 673-5481
Cell: (404) 535-0960
tdunnavant@cityofnewnan.org
www.cityofnewnan.org

City of Newnan
25 LaGrange Street
Newnan, Georgia 30263

From: Greg Wright <geedubyah@gmail.com>
Sent: Tuesday, June 27, 2023 8:34 PM
To: Tracy Dunnavant <TDunnavant@newnanga.gov>
Subject: Waverly Circle Variance application

Tracy,

I was riding by the new house on Waverly Circle (either #32 or #34) and saw the sign for the August 1st variance hearing.

Can you send me a copy of the application?

Thanks for your help.

--Greg

Greg Wright
16 Waverly Circle
Newnan, GA 30263

Chris Cole

From: STAN WHITEHEAD <stanwhitehead@bellsouth.net>
Sent: Wednesday, June 21, 2023 11:35 AM
To: Chris Cole
Subject: Re: Variance Request

Chris,
I can't speak for my neighbors, but, I don't believe there would be any opposition to the variance request. I just thought the timing of the hearing was a bit odd.
Stan Whitehead
678-857-7227

Sent from my iPhone

On Jun 21, 2023, at 11:03 AM, Chris Cole <ccole@newnanga.gov> wrote:

Stan,

Good morning. Thank you for your input. I will share your email with the Board members.

<image012.jpg>

Chris Cole
Senior Planner

Main: (770) 254-2354
Desk: (678) 673-5488
ccole@newnanga.gov
https://link.edgepilot.com/s/fc8a6800/KZe645pSy0ibyuQBdUGcAw?u=http://www.newnanga.gov/

City of Newnan
25 LaGrange Street
Newnan, Georgia 30263
<image013.png>
<image014.png>
<image015.png>

<image016.png>

From: STAN WHITEHEAD <stanwhitehead@bellsouth.net>
Sent: Wednesday, June 21, 2023 10:49 AM
To: Chris Cole <ccole@newnanga.gov>
Subject: Variance Request

City of Newnan, Georgia – Board of Zoning Appeals

Date: August 1, 2023

Application Number: 2023-17

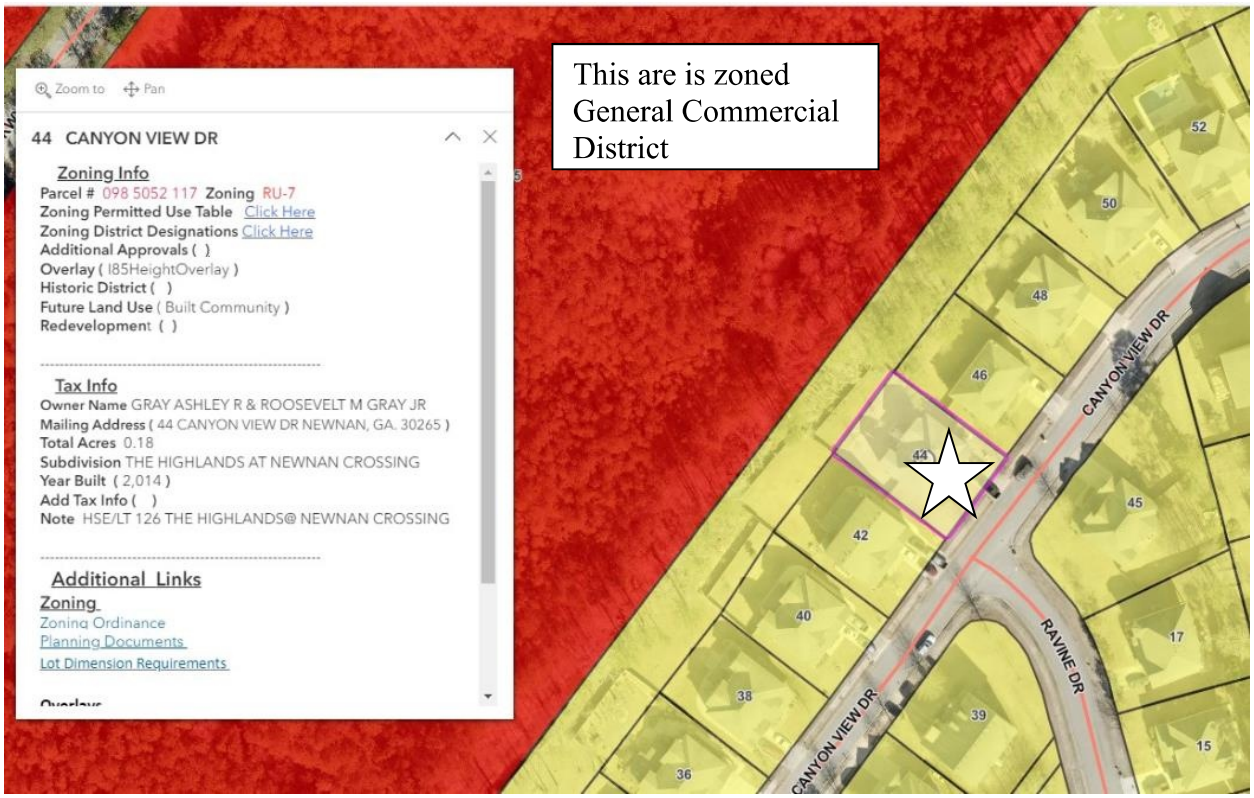
Agenda Item: Variance Request- 44 Canyon View Drive

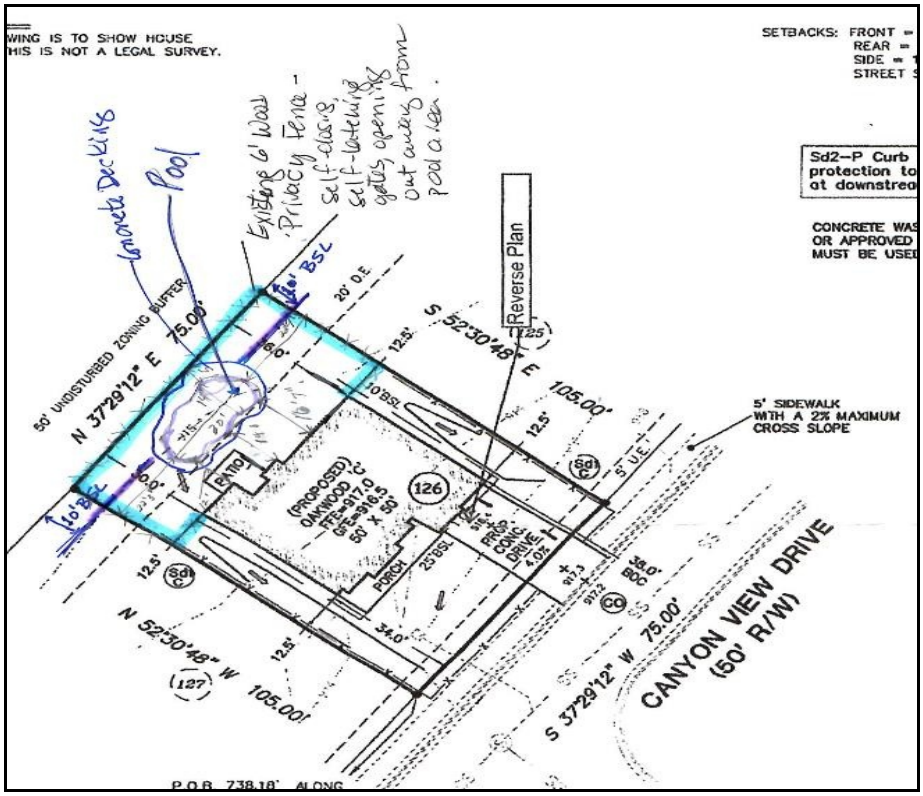
Prepared and presented by: Dean Smith, Senior Planner

Purpose: To hear a request for a variance to reduce the setback for the water surface for a swimming pool and to reduce the setback for a pool deck.

Applicant:	Ashley Gray Roosevelt Gray, Jr. 44 Canyon View Drive Newnan, GA 30265
Property Owner:	Same as applicant
Primary Zoning:	RU-7 (Urban Residential Single Family-High Density
Overlay District(s):	None
Present Use:	Single Family-Detached Residential Structure
Proposed Use:	Single Family-Detached Residential Structure with swimming pool addition.
Pertinent Regulations:	Article 3, Section 3-12 (s) of the Zoning Ordinance – Stipulates, "Swimming pools, whether in-or above-ground, shall be installed no closer than 10 feet to any property line measured from the nearest water surface, exclusive of decking, which shall be located no closer than 5 feet from any property line."

Applicant's Position: "…Because of the 10 foot property line setback, the proposed pool will not fit in the allowed area when considering the 10 foot setback….the construction of the pool has been approved to be built with the 20 foot drainage easement that runs parallel to the rear property line….There is only 30 feet from the rear corner of house to the rear property line….the pool could be installed 5 feet from the rear property line with 5 feet of concrete decking installed taking it up to the rear property line….the area behind the property line is a 50 foot undisturbed buffer, so no other residential property would be hindered by its proximity to the rear property line…."


This are is zoned General Commercial District
Zoom to
Pan
44 CANYON VIEW DR
Zoning Info
Parcel # 098 5052 117 Zoning RU-7
Zoning Permitted Use Table Click Here
Zoning District Designations Click Here
Additional Approvals ( )
Overlay (I85HeightOverlay)
Historic District ( )
Future Land Use (Built Community)
Redevelopment ( )
Tax Info
Owner Name GRAY ASHLEY R & ROOSEVELT M GRAY JR
Mailing Address (44 CANYON VIEW DR NEWNAN, GA. 30265)
Total Acres 0.18
Subdivision THE HIGHLANDS AT NEWNAN CROSSING
Year Built (2,014)
Add Tax Info ( )
Note HSE/LT 126 THE HIGHLANDS@ NEWNAN CROSSING
Additional Links
Zoning
Zoning Ordinance
Planning Documents
Lot Dimension Requirements
CANYON VIEW DR
RAVINE DR
52
50
48
46
44
45
42
40
38
39
36
17
15


WING IS TO SHOW HOUSE
HIS IS NOT A LEGAL SURVEY.
SETBACKS: FRONT =
REAR =
SIDE =
STREET
Sd2—P Curb protection to at downstrea
CONCRETE WAS OR APPROVED MUST BE USED
Reverse Plan
Concrete Decking
Pool
Existing 6' Wood Privacy Fence
Self-closing, self-latching gates opening out away from pool area.
50' UNDISTURBED ZONING BUFFER
N 37°29'12" E 75.00'
S 52°30'48" E 105.00'
N 52°30'48" W 105.00'
S 37°29'12" W 75.00'
20' D.E.
10' BSL
25' BSL
5' U.E.
5' SIDEWALK WITH A 2% MAXIMUM CROSS SLOPE
PATIO
PORCH
(PROPOSED) OAKWOOD 'C' FFE=917.0 GFE=916.5 50' X 50'
126
127
125
CANYON VIEW DRIVE (50' R/W)
P.O.B. 738.18' ALONG

Basis for Granting Variance

The Board of Zoning Appeals shall base its required findings of fact upon particular evidence presented to it in each specific case where the property owner can show all of the following to be true:

A. The strict application of the terms of this Ordinance would effectively prohibit or unreasonably restrict utilization of the property because of all of the following:

- ✓ There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography; and,
- ✓ Such conditions are peculiar to the particular piece of such property involved; and,
- ✓ Such conditions were not imposed by the action or will of the owner of the property; and,
- ✓ The application of the Ordinance to the particular piece of property would create an unnecessary hardship other than a financial hardship in which the applicant would receive a lower rate of financial return on the use of the property if the variance is denied; and,
- ✓ Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance.

B. In addition, the Board of Zoning Appeals shall affirmatively determine that:

- ✓ The granting of such variance will alleviate a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience sought by the applicant.

The condition or situation of the property which gives rise to the need for such variance is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to this Ordinance.

Planning Department's Review and Findings:

Staff agrees with the applicant's assertion that the size of the subject property (in particular the back yard in question) is a limiting factor for building a swimming pool with decking. This size issue affects both the pool distance and pool decking variance requests.

The BZA has approved a similar request in the past: 26 Sherwood Drive in 2019

Recommendation:

Options:

A. Grant the variance request.
B. Grant the variance request with conditions.
C. Deny the variance request

Staff recommends option b, to support the variance with the condition that the scope of work does not exceed beyond the property owner's rear property line and that no work encroaches in the undisturbed buffer behind the rear property line.

The strict application of the terms of the Ordinance would unreasonably restrict utilization of the property because the application of the Ordinance to the particular piece of property would create a non-financial, unnecessary hardship. Also, relief from the Ordinance would not cause substantial detriment to the public good or impair the purposes and intent of the Ordinance.

Attachments:

Application

SITE AND ES&PC PLAN

44 CANYON VIEW DRIVE, NEWNAN, GEORGIA 30265

LAT: 33.390750° LON: -84.750816°

ESPC PHASE I DETAILS / DESCRIPTION
1. CONSTRUCTION EXIT NOT NECESSARY. AS LONG AS ALL MUD/SEDIMENT STAYS ON THE PROPOSED PROPERTY CONTRACTOR SHALL USE EXISTING DRIVE AND ENSURE THAT SEDIMENT LEAVES THE SITE. INSTALL SILT FENCE AS SHOWN ON THE PLANS
2. MAINTAIN DUST CONTROL ALONG ENTRANCE DRIVE

ESPC PHASE II DETAILS / DESCRIPTION
1. MAINTAIN THE CONSTRUCTION EXIT. ENSURE NO SEDIMENT LEAVES THE SITE
2. MAINTAIN SILT FENCE AS SHOWN ON THE PLANS
3. MAINTAIN ENTRANCE ROAD AND TEMPORARY LAYDOWN YARD. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AND NOT TO CREATE A LOCALIZED PONDING BY CREATING HIGH POINTS.

ESPC PHASE III DETAILS / DESCRIPTION
1. ENSURE PROPER VEGETATIVE COVER
2. REMOVE ALL TEMPORARY BMP'S

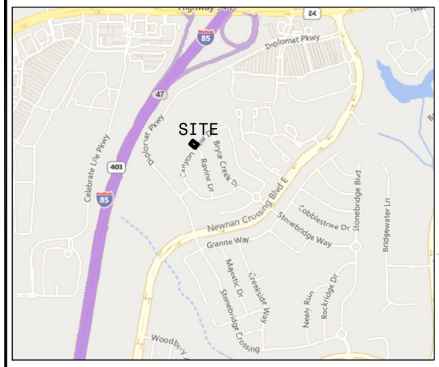
NOTE:
DUST CONTROL AND DISTURBED AREA STABILIZATION SHALL BE USED AS NEEDED TO KEEP FUGITIVE DUST AT A MINIMUM.

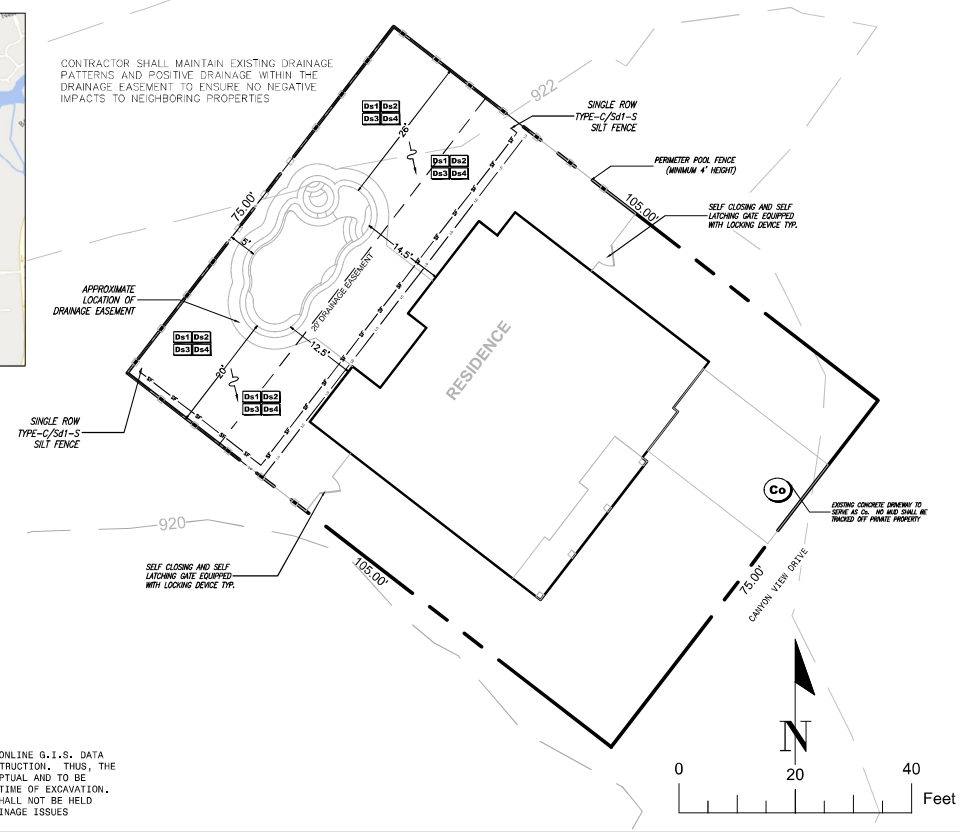
LEGEND

- —SF— Sd1-S - WBSF
- —x— PERIMETER SECURITY FENCE
- —LD— LIMITS OF DISTRUBANCE

Co	CONSTRUCTION EXIT	Co	A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Du	DUST CONTROL ON DISTURBED AREAS	Du	Controlling surface and air movement of dust on construction site, roadways and similar sites.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	Ds1	Establishing temporary protection for disturbed areas where seedings may not have a suitable growing season to produce an erosion retarding cover. See Note
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)	Ds2	Establishing a temporary vegetative cover with fast growing seedings on disturbed areas. See Note
Sd-1	SEDIMENT BARRIER	C	A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)	Ds3	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SODDING)	Ds4	A permanent vegetative cover using sods on highly erodable or critically eroded lands.

VICINITY MAP





- **NOTES**
- SITE NARRATIVE - THE PROJECT IS LOCATED IN NEWNAN, GA AND PROPOSED TO BE A POOL TO BE BUILT BY PREMIER POOLS AND SPAS. THIS PLAN IS FOR POOL PERMITTING PURPOSES ONLY.
- FLOOD ZONE INFORMATION - PER NFHL PANEL 13151C0185D DATED 10/06/2016. THE FEMA NATIONAL FLOOD HAZARD DATABASE, NO CONSTRUCTION SHALL OCCUR WITHIN THE FLOOD ZONE.
- WETLANDS -UPON REVIEW OF THE USFWL WETLANDS MAPPER, NO CONSTRUCTION SHALL OCCUR WITHIN ANY WETLANDS
- STATE WATERS - UPON REVIEW OF THE USGS NATIONAL MAP, NO CONSTRUCTION SHALL OCCUR WITHIN 25' OF STATE WATERS.
- LAND USE - THE EXISTING LAND USE SHALL REMAIN RESIDENTIAL USE
- ZONING - NO ZONING CHANGES ARE REQUIRED
- SETBACKS:
- FRONT: 25'
- REAR: 30'
- SIDE: 10'
- TOPOGRAPHIC AND BOUNDARY SURVEY INFORMATION WAS OBTAINED BY GIS DATA AND PROVIDED WITHIN THIS PLAN SET. HOFSTADTER AND ASSOCIATES, INC NOR PREMIER POOLS AND SPAS HOLDS ANY LIABILITY FOR GIS DATA OR LOCATION OF EXISTING FEATURES, STRUCTURES, AND EASEMENTS.
- TOPOGRAPHIC INFORMATION WAS OBTAINED FROM GIS DATA
- CONSTRUCTION STAKING TO BE PERFORMED BY CONTRACTOR AND ALL DIMENSION TO BE VERIFIED
- BOUNDARY INFORMATION WAS OBTAINED FROM GIS DATA. MORE SPECIFICALLY, INFORMATION FROM SUBDIVISION PLAT FOR: THE HIGHLANDS AT NEWNAN CROSSING, LOT 126
- GEORGIA 811 CONTRACTOR SHALL CALL 811 BEFORE ANY CONSTRUCTION BEGINS
- CONSTRUCTION SEQUENCE - CONTRACTOR SHALL FIELD VERIFY ALL APPLICABLE CONDITIONS AND REPORT ANY CHANGES TO PREMIER POOLS AND SPAS AS WELL AS HOFSTADTER AND ASSOCIATES IF DEEMED NECESSARY TO REMAIN IN COMPLIANCE.
- NO RESIDENTIAL AREAS, LAKES, WETLANDS, OR STREAMS SHALL BE AFFECTED BY THE PROPOSED PROJECT, NOR ARE ANY ADVERSE IMPACTS EXPECTED DUE THE PROPOSED PROJECT.
- CONTRACTOR SHALL NOT CREATE CHANNELIZED FLOW CONDITIONS BY THE PROPOSED PROJECT. STORMWATER SHALL CONTINUE TO SHEET FLOW OFFSITE.
- CONTRACTOR SHALL PROVIDE ACCEPTABLE GRADING AWAY FROM THE RESIDENCE TO ENSURE POSITIVE DRAINAGE.
- OWNER - ASHLEY GRAY; 44 CANYON VIEW DRIVE; NEWNAN, COWETA COUNTY, GEORGIA
- THE PROJECT PROPOSES LESS THAN 5,000 SF OF IMPERVIOUS SURFACE AND PROJECT DISTURBANCE IS LESS THAN ONE ACRE.
- PROJECT DISTURBS LESS THAN ONE ACRE AND DOES NOT REQUIRE A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.
- LOT COVERAGE CALCULATIONS
  TOTAL LOT AREA +/- 7,875 SF.
  EXIST. IMPERVIOUS AREA* +/- 2,650 SF. (3.4%) (*MAIN AREA, DRIVEWAY & WALKWAY)
  PROP. CONC. POOL DECK. 300 SF.
  PROP. POOL AREA. 438 SF.
  PROP. POOL EQUIP. 28 SF.
  PROP. TOTAL IMPERVIOUS LOT COVERAGE 766 SF. (9.7%) (DISTURBED AREA)
  TOTAL IMPERVIOUS AREA. 3,410 SF. (13.1%)
- SEPTIC SYSTEM (IF APPLICABLE) IS APPROXIMATE AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ANY CHANGES SHALL BE REPORTED TO PREMIER SPAS AND POOLS TO ENSURE COMPLIANCE AND TO ALLOW FOR SANITARY SEWER SERVICE TO REMAIN BEFORE, DURING, AND AFTER THE PROJECT.
- CONTRACTOR IS TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED.
- A COPY OF THIS PLAN SET PREPARED BY HOFSTADTER AND ASSOCIATES, INC SHALL BE KEPT WITHIN THE PERMIT BOX AT THE CONSTRUCTION SITE FOR COMPLIANCE.
  PROPOSED CONCRETE POOL DECK IS TO BE A MINIMUM OF SIX(6) INCHES HIGHER THAN THE ADJACENT GROUND
- PROPOSED POOL DECK SHALL MAINTAIN A 2% CROSS SLOPE(OR LATEST CODE) SLOPE AWAY FROM POOL TO PREVENT STORMWATER FROM DRAINING INTO THE POOL.
  SILT FENCE TO BE INSTALLED PRIOR TO CONSTRUCTION AND TO BE MAINTAINED THROUGHOUT CONSTRUCTION

NOTE:
CONTOURS WERE OBTAINED VIA ONLINE G.I.S. DATA AND NOT TO BE USED FOR CONSTRUCTION. THUS, THE SHOWN GRADING PLAN IS CONCEPTUAL AND TO BE CONFIRMED BY A SURVEYOR AT TIME OF EXCAVATION. HOFSTADTER AND ASSOCIATES SHALL NOT BE HELD LIABLE FOR ELEVATION OR DRAINAGE ISSUES

GEORGIA811 www.Georgia811.com know what's below. Call before you dig.

SYMBOL	REVISIONS	DATE

GEORGIA REGISTERED PROFESSIONAL ENGINEER CARL E. HOFSTADTER, JR.

CARL E HOFSTADTER, JR P.E.
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
LEVEL II CERTIFIED DESIGN PROFESSIONAL
GSWCC CERTIFICATION No. 0000053632
GSWCC CERTIFICATION EXPIRES 09/13/2023

PREMIER POOLS AND SPAS

HOFSTADTER & ASSOCIATES
CIVIL/ENVIRONMENTAL/TRANSPORTATION CONSULTING ENGINEERS/SURVEYORS
WWW.HOFSTADTER.COM

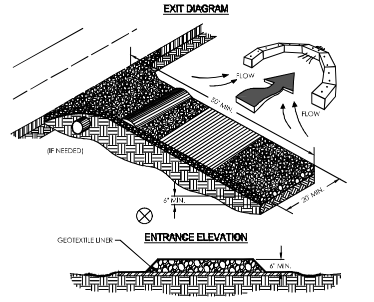
DATE: MAY 2023

EROSION CONTROL PLAN

PREMIER POOLS AND SPAS
44 CANYON VIEW DRIVE
NEWNAN, GEORGIA 30265
COWETA COUNTY

DRAWN BY: MH
CHECKED BY: CH
CADD NO: 44 Canyon View Drive - Pool - ESPC Plans
JOB NO: 6030-015
DWG. NO: 1 OF 3
SHEET NO: 1

THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ENGINEER AND NO PART THEREOF MAY BE USED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.



NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. INSTALL GEOTEXTILE FABRIC LINER. LINER SHALL EXCEED THE WIDTH AND LENGTH OF THE GRAVEL PAD BY A MINIMUM OF 12" ON EACH SIDE.
4. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
5. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
6. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
7. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
8. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
9. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
10. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
11. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Co / EC7 CRUSHED STONE CONSTRUCTION EXIT — Co
SCALE: NTS

DEFINITION
APPLYING PLANT RESIDUES OR OTHER SUITABLE MATERIALS, PRODUCED ON THE SITE IF POSSIBLE, TO THE SOIL SURFACE.

CONDITIONS
MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. MULCH CAN BE USED AS A SINGULAR EROSION CONTROL DEVICE FOR UP TO SIX MONTHS, BUT IT SHALL BE APPLIED AT THE APPROPRIATE DEPTH, DEPENDING ON THE MATERIAL USED, ANCHORED, AND HAVE A CONTINUOUS 90% COVER OR GREATER OF THE SOIL SURFACE. MAINTENANCE SHALL BE REQUIRED TO MAINTAIN APPROPRIATE DEPTH AND 90% COVER. TEMPORARY VEGETATION MAY BE EMPLOYED INSTEAD OF MULCH IF THE AREA WILL REMAIN UNDISTURBED FOR LESS THAN SIX MONTHS. IF AN AREA WILL REMAIN UNDISTURBED FOR GREATER THAN SIX MONTHS, PERMANENT VEGETATIVE TECHNIQUES SHALL BE EMPLOYED.

SPECIFICATIONS

MULCHING WITHOUT SEEDING
THIS STANDARD APPLIES TO GRADES OR CLEARED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDANT COVER, BUT CAN BE STABILIZED WITH A MULCH COVER.

SITE PREPARATION
1. GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
2. INSTALL NEEDED EROSION CONTROL MEASURES AS REQUIRED SUCH AS DIKES, DIVERSIONS, BERMS, TERRACES AND SEDIMENT BARRIERS.
3. LOOSEN COMPACT SOIL TO A MINIMUM DEPTH OF 3 INCHES.

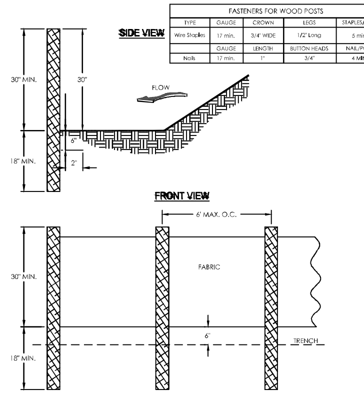
MULCHING MATERIALS
SELECT ONE OF THE FOLLOWING MATERIALS AND APPLY AT THE DEPTH INDICATED:
1. DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES PROVIDING COMPLETE SOIL COVERAGE. ONE ADVANTAGE OF THIS MATERIAL IS EASY APPLICATION.
2. WOOD WASTE (CHIPS, SAWDUST OR BARK) SHALL BE APPLIED AT A DEPTH OF 2 TO 3 INCHES. ORGANIC MATERIAL FROM THE CLEARING STAGE OF DEVELOPMENT SHOULD REMAIN ON SITE, BE CHIPPED, AND APPLIED AS MULCH. THIS METHOD OF MULCHING CAN GREATLY REDUCE EROSION CONTROL COSTS.
3. CUTBACK ASPHALT (SLOW CURING) SHALL BE APPLIED AT 1200 GALLONS PER ACRE (OR 1/4 GALLON PER SQ.YD.).
4. POLYETHYLENE FILM SHALL BE SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION. THIS MATERIAL CAN BE SALVAGED AND REUSED.

APPLYING MULCH
WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.
1. DRY STRAW OR HAY MULCH AND WOOD CHIPS SHALL BE APPLIED UNIFORMLY BY HAND OR BY MECHANICAL EQUIPMENT.
2. IF THE AREA WILL EVENTUALLY BE COVERED WITH PERENNIAL VEGETATION, 20-30 POUNDS OF NITROGEN PER ACRE IN ADDITION TO THE NORMAL AMOUNT SHALL BE APPLIED TO OFFSET THE UPTAKE OF NITROGEN CAUSED BY THE DECOMPOSITION OF THE ORGANIC MULCHES.
3. CUTBACK ASPHALT SHALL BE APPLIED UNIFORMLY. CARE SHOULD BE TAKEN IN AREAS OF PEDESTRIAN TRAFFIC DUE TO PROBLEMS OF "TRACKING IN" OR DAMAGE TO SHOES, CLOTHING, ETC.
4. APPLY POLYETHYLENE FILM ON EXPOSED AREAS.

ANCHORING MULCH
1. STRAW OR HAY MULCH CAN BE PRESSED INTO THE SOIL WITH A DISK HARROW WITH THE DISK SET STRAIGHT OR WITH A SPECIAL "PLACKER DISK". DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISK SHOULD BE DULL ENOUGH NOT TO CUT THE MULCH BUT TO PRESS IT INTO THE SOIL LEAVING MUCH OF IT IN AN ERECT POSITION. STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-TYPE EQUIPMENT MAY BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE AE-5 OR SS-1). THE ASPHALT EMULSION SHALL BE SPRAYED ONTO THE MULCH AS IT IS EJECTED FROM THE MACHINE. USE 100 GALLONS OF EMULSIFIED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH. TACKIFIERS AND BINDERS CAN BE SUBSTITUTED FOR EMULSIFIED ASPHALT. PLEASE REFER TO SPECIFICATION TB -TACKIFIERS AND BINDERS. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN ONE INCH BY ONE INCH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. NETTING OF THE APPROPRIATE SIZE SHALL BE USED TO ANCHOR WOOD WASTE. OPENINGS OF THE NETTING SHALL NOT BE LARGER THAN THE AVERAGE SIZE OF THE WOOD WASTE CHIPS.
3. POLYETHYLENE FILM SHALL BE ANCHOR TRENCHED AT THE TOP AS WELL AS INCREMENTALLY AS NECESSARY.

DS1 / EC7 DISTURBED AREA STABILIZATION (W/ MULCH ONLY) — Ds1
SCALE: NTS

FASTENERS FOR WOOD POSTS				
TYPE	GAUGE	CROWN	LEGS	STAPLES/POST
Wire Staples	17 min.	3/4" WIDE	1/2" Long	5 min.
	GAUGE	LENGTH	BUTTON HEADS	NAIL/POST
Nails	17 min.	1"	3/4"	4 MIN.



FENCE TYPE	MAX. LENGTH	TYPE OF POST	SIZE OF POST	HEIGHT (MIN)	POST DEPTH (MIN)	TRENCH DEPTH (MAX)	FABRIC
A	6'-0"	SOFT WOOD OAK STEEL	3" dia. or 2X4 1.5"X1.5" 1.3lb./ft. min.	30"	18"	0'-6"	USE 36" D.O.T. APPROVED FABRIC. USE WOOD OR STEEL POSTS.
B	4'-0"	SOFT WOOD OAK STEEL	2" dia. or 2X2 1"X1" .75lb./ft. min.	18"	18"	0'-6"	USE 22" D.O.T. APPROVED FABRIC USE WOOD OR STEEL POSTS

Sd1-NS / EC7 SEDIMENT BARRIER | NON-SENSITIVE — Sd1-NS
SCALE: NTS

DEFINITION
THE ESTABLISHMENT OF TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS FOR SEASONAL PROTECTION ON DISTURBED OR DENUDED AREAS.

CONDITIONS
TEMPORARY GRASSING, INSTEAD OF MULCH, CAN BE APPLIED TO ROUGH GRADED AREAS THAT WILL BE EXPOSED FOR LESS THAN SIX MONTHS. TEMPORARY VEGETATIVE MEASURES SHOULD BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL AND EFFECTIVE STABILIZATION. MOST TYPES OF TEMPORARY VEGETATION ARE IDEAL TO USE AS COMPANION CROPS UNTIL THE PERMANENT VEGETATION IS ESTABLISHED.

SPECIFICATIONS

GRADING AND SHAPING

EXCESSIVE WATER RUN-OFF SHALL BE REDUCED BY PROPERLY DESIGNED AND INSTALLED EROSION CONTROL PRACTICES SUCH AS CLOSED DRAINS, DITCHES, DIKES, DIVERSIONS, SEDIMENT BARRIERS AND OTHERS.

NO SHAPING OR GRADING IS REQUIRED IF SLOPES CAN BE STABILIZED BY HAND-SEEDED VEGETATION OR IF HYDRAULIC SEEDING EQUIPMENT IS TO BE USED.

SEEDBED PREPARATION
WHEN A HYDRAULIC SEEDER IS USED, SEEDBED PREPARATION IS NOT REQUIRED. WHEN USING CONVENTIONAL OR HANDSEEDING, SEEDBED PREPARATION IS NOT REQUIRED IF THE SOIL MATERIAL IS LOOSE AND NOT SEALED BY RAINFALL. WHEN SOIL HAS BEEN SEALED BY RAINFALL OR CONSISTS OF SMOOTH CUT SLOPES, THE SOIL SHALL BE PITTED, TRENCHED OR OTHERWISE SCARIFIED TO PROVIDE A PLACE FOR SEED TO LODGE AND GERMINATE.

LIME AND FERTILIZER
AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE. APPLY AGRICULTURAL LIME AT A RATE OF ONE TON PER ACRE. GRADED AREAS REQUIRE LIME APPLICATION. SOILS CAN BE TESTED TO DETERMINE IF FERTILIZER IS NEEDED. ON REASONABLY FERTILE SOILS OR SOIL MATERIAL, FERTILIZER IS NOT REQUIRED. FOR SOILS WITH VERY LOW FERTILITY, 500 TO 700 POUNDS OF 10-10-10 FERTILIZER OR THE EQUIVALENT PER ACRE (12-16 LBS./1,000 SQ. FT.) SHALL BE APPLIED. FERTILIZER SHOULD BE APPLIED BEFORE LAND PREPARATION AND INCORPORATED WITH A DISK, RIPPER OR CHISEL.

SEEDING
SELECT A GRASS OR GRASS-LEGUME MIXTURE SUITABLE TO THE AREA AND SEASON OF THE SEED SHALL BE APPLIED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDRAULIC SEEDER (SLURRY INCLUDING SEED AND FERTILIZER). DRILL OR CULTIPACKER SEEDERS SHOULD NORMALLY PLACE SEED ONE-QUARTER TO ONE-HALF INCH APPROPRIATE DEPTH OF PLANTING IS TEN TIMES THE SEED DIAMETER. SOIL SHOULD BE "RAKED" LIGHTLY TO COVER SEED WITH SOILD IF SEEDED BY HAND.

MULCHING
TEMPORARY VEGETATION CAN, IN MOST CASES, BE ESTABLISHED WITHOUT THE USE OF MULCH. MULCH WITHOUT SEEDING SHOULD BE CONSIDERED FOR SHORT TERM PROTECTION. REFER TO DS1 - DISTURBED AREA STABILIZATION (WITH MULCHING ONLY).

IRRIGATION

DURING TIMES OF DROUGHT, WATER SHALL BE APPLIED AT A RATE NOT CAUSING RUNOFF AND EROSION. THE SOIL SHALL BE THOROUGHLY WETTED TO A DEPTH THAT WILL INSURE GERMINATION OF THE SEED. SUBSEQUENT APPLICATIONS SHOULD BE MADE WHEN NEEDED.

SEEDING RATES FOR TEMPORARY SEEDING		
MONTH OF PLANTING	TEMPORARY GRASS	RATE
MARCH-JUNE	LOVEGRASS, WEEPING	4 Lbs./Ac
APRIL- AUGUST	MILLET PEARL	50 Lbs./Ac
SEPTEMBER-FEBRUARY	RYE	3 BU./AC

DS2 / EC8 DISTURBED AREA STABILIZATION (W/ TEMP. SEEDING) — Ds2
SCALE: NTS

DEFINITION
CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADS, AND DEMOLITION SITES.

CONDITIONS
THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO SURFACE AND AIR MOVEMENT OF DUST WHERE ON AND OFF-SITE DAMAGE MAY OCCUR WITHOUT TREATMENT.

METHOD AND MATERIALS
A. TEMPORARY METHODS

MULCHES. SEE STANDARD DS1 - DISTURBED AREA STABILIZATION (WITH MULCHING ONLY). SYNTHETIC RESINS MAY BE USED INSTEAD OF ASPHALT TO BIND MULCH MATERIAL. REFER TO STANDARD TB-TACKIFIERS AND BINDERS. RESINS SUCH AS CURASOL OR TERRATACK SHOULD BE USED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

VEGETATIVE COVER. SEE STANDARD DS2 - DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING).

SPRAY-ON ADHESIVES. THESE ARE USED ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS. REFER TO STANDARD TB-TACKIFIERS AND BINDERS.

TILLAGE. THIS PRACTICE IS DESIGNED TO ROUGHEN AND BRING CLODS TO THE SURFACE. IT IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE WIND EROSION STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

IRRIGATION. THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS WET. REPEAT AS NEEDED.

BARRIERS. SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 15 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING WIND EROSION.

CALCIUM CHLORIDE. APPLY AT RATE THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

B. PERMANENT METHODS

PERMANENT VEGETATION. SEE STANDARD DS3 -DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION). EXISTING TREES AND LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.

TOPSOILING. THIS ENTAILS COVERING THE SURFACE WITH LESS EROSIVE SOIL MATERIAL. SEE STANDARD TP - TOPSOILING.

STONE. COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL. SEE STANDARD CR-CONSTRUCTION ROAD STABILIZATION.

Du / EC7 DUST CONTROL ON DISTURBED AREAS — Du
SCALE: NTS

DEFINITION
THE PLANTING OF PERENNIAL VEGETATION SUCH AS TREES, SHRUBS, VINES, GRASSES, OR LEGUMES ON EXPOSED AREAS FOR FINAL PERMANENT STABILIZATION. PERMANENT PERENNIAL VEGETATION SHALL BE USED TO ACHIEVE FINAL STABILIZATION.

CONDITIONS
PERMANENT PERENNIAL VEGETATION IS USED TO PROVIDE A PROTECTIVE COVER FOR EXPOSED AREAS INCLUDING CUTS, FILLS, DAMS, AND OTHER DENUDED AREAS.

SPECIFICATIONS

GRADING AND SHAPING
GRADING AND SHAPING MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED. VERTICAL BANKS SHALL BE SLOPED TO ENABLE PLANT ESTABLISHMENT. WHEN CONVENTIONAL SEEDING AND FERTILIZING ARE TO BE DONE, GRADE AND SHAPE WHERE FEASIBLE AND PRACTICAL, SO THAT EQUIPMENT CAN BE USED SAFELY AND EFFICIENTLY DURING SEEDBED PREPARATION, SEEDING, MULCHING AND MAINTENANCE OF THE VEGETATION. CONCENTRATIONS OF WATER THAT WILL CAUSE EXCESSIVE SOIL EROSION SHALL BE DIVERTED TO A SAFE OUTLET. DIVERSIONS AND OTHER TREATMENT PRACTICES SHALL CONFORM WITH THE APPROPRIATE STANDARDS AND SPECIFICATIONS.

LIME AND FERTILIZER
WHEN HYDRAULIC SEEDING EQUIPMENT IS USED, THE INITIAL FERTILIZER SHALL BE MIXED WITH SEED, INNOCULANT (IF NEEDED), AND WOOD CELLULOSE OR WOOD PULP FIBER MULCH AND APPLIED IN A SLURRY. THE INNOCULANT, IF NEEDED, SHALL BE MIXED WITH THE SEED PRIOR TO BEING PLACED INTO THE HYDRAULIC SEEDER. THE SLURRY MIXTURE WILL BE AGITATED DURING APPLICATION TO KEEP THE INGREDIENTS THOROUGHLY MIXED. THE MIXTURE WILL BE SPREAD UNIFORMLY OVER THE AREA WITHIN ONE HOUR AFTER BEING PLACED IN THE HYDROSEEDER. FINELY GROUND LIMESTONE CAN BE APPLIED IN THE MULCH SLURRY OR IN COMBINATION WITH THE TOP DRESSING. LIME SHALL BE APPLIED AT A RATE OF ONE TO TWO TONS PER ACRE UNLESS SOIL TESTING INDICATES OTHERWISE. FERTILIZER SHALL BE APPLIED AT A RATE OF 1500 POUNDS PER ACRE.
WHEN CONVENTIONAL PLANTING IS TO BE DONE, LIME AND FERTILIZER SHALL BE APPLIED UNIFORMLY IN ONE OF THE FOLLOWING WAYS:
1. APPLY BEFORE LAND PREPARATION SO THAT IT WILL BE MIXED WITH THE SOIL DURING SEEDBED PREPARATION.
2. MIX WITH THE SOIL USED TO FILL THE HOLES, DISTRIBUTE IN FURROWS.
3. BROADCAST AFTER STEEP SURFACES ARE SCARIFIED, PITTED OR TRENCHED.
4. A FERTILIZER PELLET SHALL BE PLACED AT ROOT DEPTH IN THE CLOSING HOLE BESIDE EACH PINE TREE SEEDLING.

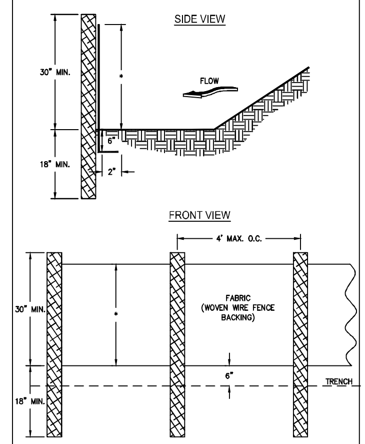
MULCHING
MULCH IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS. MULCH APPLIED TO SEEDED AREAS SHALL ACHIEVE 75% TO 100% SOIL COVER. WHEN SELECTING A MULCH, DESIGN PROFESSIONALS SHOULD CONSIDER THE MULCH'S FUNCTIONAL LONGEVITY, VEGETATION ESTABLISHMENT ENHANCEMENT, AND EROSION CONTROL EFFECTIVENESS. SELECT THE MULCHING MATERIAL FROM THE FOLLOWING AND APPLY AS INDICATED:
1. DRY STRAW OR DRY HAY OF GOOD QUALITY AND FREE OF WEED SEEDS CAN BE USED. DRY STRAW SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. DRY HAY SHALL BE APPLIED AT A RATE OF 2 1/2 TONS PER ACRE.
2. WOOD CELLULOSE MULCH OR WOOD PULP FIBER SHALL BE USED WITH HYDRAULIC SEEDING. IT SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE. DRY STRAW OR DRY HAY SHALL BE APPLIED (AT THE RATE INDICATED ABOVE) AFTER HYDRAULIC SEEDING.
3. ONE THOUSAND POUNDS OF WOOD CELLULOSE OR WOOD PULP FIBER, WHICH INCLUDES A TACKIFIER, SHALL BE USED WITH HYDRAULIC SEEDING ON SLOPES 3/4:1 OR STEEPER.
4. SERICEA LESPEDEZA HAY CONTAINING MATURE SEED SHALL BE APPLIED AT A RATE OF THREE TONS PER ACRE.
5. PINE STRAW OR PINE BARK SHALL BE APPLIED AT A THICKNESS OF 3 INCHES FOR BEDDING PURPOSES. OTHER SUITABLE MATERIALS IN SUFFICIENT QUANTITY MAY BE USED WHERE ORNAMENTALS OR OTHER GROUND COVERS ARE PLANTED. THIS IS NOT APPROPRIATE FOR SEEDED AREAS.
6. WHEN USING TEMPORARY EROSION CONTROL BLANKETS OR BLOCK SOD, MULCH IS NOT REQUIRED.
7. BITUMINOUS TREATED ROVING MAY BE APPLIED ON PLANTED AREAS, SLOPES, IN DITCHES OR DRY WATERWAYS TO PREVENT EROSION. BITUMINOUS TREATED ROVING SHALL BE APPLIED WITHIN 24 HOURS AFTER AN AREA HAS BEEN PLANTED. APPLICATION RATES AND MATERIALS MUST MEET GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
WOOD CELLULOSE AND WOOD PULP FIBERS SHALL NOT CONTAIN GERMINATION OR GROWTH INHIBITING FACTORS. THEY SHALL BE EVENLY DISPERSED WHEN AGITATED IN WATER. THE FIBERS SHALL CONTAIN A DYE TO ALLOW VISUAL METERING AND AID IN UNIFORM APPLICATION DURING SEEDING.

IRRIGATION WILL BE APPLIED AT A RATE THAT WILL NOT CAUSE RUNOFF.

SEEDING RATES FOR PERMANENT SEEDING		
MONTH OF PLANTING	TEMPORARY GRASS	RATE
MARCH-JUNE	COMMON BERMUDA (HULLED)	10 Lbs./Ac
JULY- AUGUST	BAHIA, PENSACOLA	30 Lbs./Ac
SEPTEMBER-FEBRUARY	COMMON BERMUDA (UNHULLED) & RYE	10 Lbs./Ac ½ Lbs./Ac

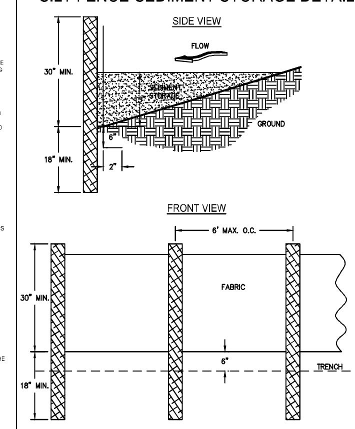
DS3 / EC9 DISTURBED AREA STABILIZATION (W/ PERM SEEDING) — Ds3
SCALE: NTS

SILT FENCE - TYPE SENSITIVE



NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

SILT FENCE-SEDIMENT STORAGE DETAIL



NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

Ds1

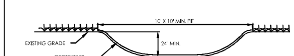
Temporary Seed Mix				
April 1 to June 30				
Common Name	Scientific Name	PLS lbs/acre	PLS/sq ft	% of Mix
Browntop Millet	Urochloa ramosa	40	0.9	100%
alternative: German Millet	Setaria aestivum	40	0.9	100%
July 1 to October 31				
Common Name	Scientific Name	PLS lbs/acre	PLS/sq ft	% of Mix
Crimson Clover	Trifolium incarnatum	0.9	3	5%
Rye	Secale cereale	28	0.6	50%
Common Oats	Avena sativa	32	0.7	45%
November 1 to March 31				
Common Name	Scientific Name	PLS lbs/acre	PLS/sq ft	% of Mix
Ryegrass, Annual	Loluim temulentum	40	0.9	100%

Ds2

Temporary Seed Mix				
April 1 to June 30				
Common Name	Scientific Name	PLS lbs/acre	PLS/sq ft	% of Mix
Browntop Millet	Urochloa ramosa	40	0.9	100%
alternative: German Millet	Setaria aestivum	40	0.9	100%
July 1 to October 31				
Common Name	Scientific Name	PLS lbs/acre	PLS/sq ft	% of Mix
Crimson Clover	Trifolium incarnatum	0.9	3	5%
Rye	Secale cereale	28	0.6	50%
Common Oats	Avena sativa	32	0.7	45%
November 1 to March 31				
Common Name	Scientific Name	PLS lbs/acre	PLS/sq ft	% of Mix
Ryegrass, Annual	Loluim temulentum	40	0.9	100%

Ds3

Permanent Seed Mix				
March 1 to April 30				
Common Name	Scientific Name	PLS lbs/acre	PLS/sq ft	% of Mix
White clover	Trifolium repens	0.17	3	5%
Crimson clover	Trifolium incarnatum	0.9	3	5%
Tall Fescue	Festuca arundinacea	30	0.7	90%
May 1 to October 31				
Common Name	Scientific Name	PLS lbs/acre	PLS/sq ft	% of Mix
White clover	Trifolium repens	0.17	3	5%
Crimson clover	Trifolium incarnatum	0.9	3	5%
Tall Fescue	Festuca arundinacea	30	0.7	45%
Bahia, Wilmington	Paspalum notatum	30	0.7	45%
November 1 to February 28				
Common Name	Scientific Name	PLS lbs/acre	PLS/sq ft	% of Mix
White clover	Trifolium repens	0.17	3	5%
Crimson clover	Trifolium incarnatum	0.9	3	5%
Bahia, Wilmington	Paspalum notatum	30	0.7	90%



NOTES:
1. WASHDOWN PIT SHALL BE LINED WITH GEOTEXTILE FABRIC TO PREVENT THE TRANSPORT OF CONCRETE SOLIDS TO THE SOIL.
2. ALL TOOLS, CONCRETE MIXER CHUTES, HOPPERS, AND VEHICLES SHALL BE WASHED AT THE WASHDOWN PIT.
3. ONCE THE WATER HAS EVAPORATED, THE SOLIDS REMAINING IN THE PIT CAN BE RECYCLED IN THE SITE CONSTRUCTION OR DISPOSED OF AT THE LANDFILL.
4. ALL SOLIDS AND GEOTEXTILES SHALL BE REMOVED FROM THE PIT AT THE END OF CONSTRUCTION AND DISPOSED OF AT THE LANDFILL.
5. WASHDOWN WATER SHALL NOT OVERFLOW THE WASHDOWN PIT.

WASHDOWN PIT DETAIL
N.T.S.

CWD / EC7 CONCRETE WASH-DOWN PIT (IF APPLICABLE)
SCALE: NTS

NOTE:
MULTIPLE DETAILS ARE SHOWN WITHIN THE DETAIL SHEETS OF THIS ES&PC PLAN. THIS IS TO ALLOW THE OWNER TO OBTAIN PROPER UNIT PRICE INSTALL COSTS IF RED LINES ARE REQUIRED DURING CONSTRUCTION TO MAINTAIN A COMPLIANT SITE.

SYMBOL	REVISIONS	DATE

GEORGIA REGISTERED No. 37962 PROFESSIONAL ENGINEER CARL E. HOFSTADTER JR. 12/31/2022

CARL E HOFSTADTER, JR P.E.
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
LEVEL II CERTIFIED DESIGN PROFESSIONAL
GSWCC CERTIFICATION No. 0000053632
GSWCC CERTIFICATION EXPIRES 09/13/2023

PREMIER POOLS AND SPAS

HOFSTADTER & ASSOCIATES
CIVIL/ENVIRONMENTAL/TRANSPORTATION CONSULTING ENGINEERS/SURVEYORS
WWW.HOFSTADTER.COM

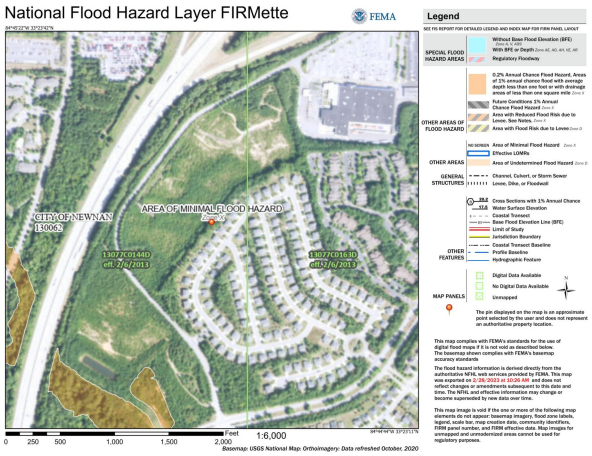
DATE: MAR 2022

DETAILS 1

PREMIER POOLS AND SPAS
44 CANYON VIEW DRIVE
NEWNAN, GEORGIA 30265
COWETA COUNTY

DRAWN BY: MH
CHECKED BY: CH
CADD NO: 44 Canyon View Drive - Pool - ESPC Plans
JOB NO: 6030-015
DWG. NO: 2 OF 3
SHEET NO: 2

THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ENGINEER AND NO PART THEREOF MAY BE USED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.



I. EROSION CONTROL MEASURES

EROSION AND SEDIMENTATION CONTROL MEASURES

1. SHALL BE INSTALLED BEFORE CLEARING AND GRUBBING HAS COMMENCED, IF PRACTICAL.
2. SHALL CONFORM TO THE STANDARDS SET FORTH IN THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA".
3. SHALL BE MAINTAINED AT ALL TIMES, I.E. CLEANED OUT, REPLACED IF NECESSARY.
4. THE EROSION AND SEDIMENT CONTROL MEASURES SPECIFIED IN THESE DOCUMENTS ARE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE NEEDED TO CONTROL SEDIMENT AS REQUIRED BY LAW. CHANGES AND REINFORCEMENTS ARE REQUIRED WHEN FAILURE OF THE EROSION CONTROL MEASURE PERSISTS.
5. ALL AMENDMENTS OR REVISIONS TO THE ES&PC PLAN THAT AFFECT BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE ENGINEER. REVISIONS OR AMENDMENTS SHOULD BE SUBMITTED TO THE LOCAL ISSUING AUTHORITY FOR REVIEW.

TEMPORARY EROSION CONTROL MEASURES

1. INSTALLATION OF TEMPORARY EROSION CONTROL MEASURES, SUCH AS, BUT NOT LIMITED TO, GRASSING, MULCHING, RETROFITTING OF WEIR STRUCTURES, SILT GATES, CONSTRUCTION EXITS, CHECK DAMS, INLET SEDIMENT TRAPS, AND SEDIMENT BASINS.
2. MAINTENANCE OF SOIL EROSION AND SEDIMENT CONTROL DEVISE DURING CONSTRUCTION.
3. REMOVAL OF TEMPORARY SOIL EROSION AND SEDIMENT CONTROL DEVICES AFTER DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.

QUALITY ASSURANCE

1. AFTER THE SPECIFIED EROSION CONTROL DEVICES CALLED FOR IN THESE DOCUMENTS HAVE BEEN INSTALLED, THE OPERATOR SHALL ENSURE THAT ALL REASONABLE MEASURES HAVE BEEN TAKEN TO PREVENT SILTATION OF NEARBY PROPERTIES OR WATER COURSES. IF THE OPERATOR SUSPECTS THAT ADDITIONAL MEASURES ARE NEEDED, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER. IF RAIN IS PREDICTED BEFORE THE ENGINEER IS ABLE TO VISIT THE SITE, THE OPERATOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES TO MINIMIZE EROSION AND SEDIMENTATION.
2. THE EROSION AND SEDIMENT CONTROL SHALL CONFORM WITH THE GEORGIA EROSION AND SEDIMENTATION ACT OF 1975, AS AMENDED, AND THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA".

PRODUCTS

1. MULCHING (DS1) SHALL BE A GRAIN STRAW, HAY, OR WOOD WASTE. ANY OTHER MATERIAL MUST BE APPROVED BY THE ENGINEER BEFORE USE.
2. TEMPORARY SEEDING (DS2) SHALL BE AN ANNUAL RYEGRASS OR PEARL MILLET. OTHER GRASSING MAY BE SUBSTITUTED IF PROVED EFFECTIVE BY THE OPERATOR. ANY SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER BEFORE USE.
3. CONSTRUCTION EXIT (CO) SHALL BE CONSTRUCTED OF 1.5-3.5 INCH STONE AND IN ACCORDANCE WITH THE NATION STONE ASSOCIATION R-2 WITH AN APPROVED GEOTEXTILE UNDERNEATH. THE GEOTEXTILE SHALL COMPLY WITH AASHTO M288-96 SECTION 7.3 SEPARATION REQUIREMENTS, TABLE 3.
4. SEDIMENT BARRIER (SD1) SHALL BE SILT FENCE THAT CONFORMS TO THE CURRENT GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS. THE APPROVED FABRICS ARE LISTED IN THE GDOT QUALIFIED PRODUCTS LIST #36 (QPL-36).

EXECUTION

GENERAL

1. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME TO MINIMIZE EROSION ON THE PROJECT.
2. CONSTRUCT TEMPORARY EROSION CONTROL MEASURES AS SHOWN ON THE PLANS, AND AS REQUIRED BY SITE CONDITIONS, REGULATORY AGENCY OR ENGINEER. ALL PERMANENT EROSION CONTROL WORK SHALL BE INCORPORATED INTO THE PROJECT AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT EROSION CONTROL MEASURES AND ALL WORK ON THE PROJECT TO ENSURE ECONOMICAL, EFFECTIVE, AND CONTINUOUS EROSION CONTROL THROUGHOUT THE CONSTRUCTION AND POST CONSTRUCTION PERIOD AND TO MINIMIZE ESCAPE OF SEDIMENT ONTO ADJACENT PROPERTIES OR SILTATION OF RIVERS, STREAMS, LAKES, OR RESERVOIRS.
3. IF ACTIVE CONSTRUCTION CEASES FOR MORE THAN 14 DAYS, ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED USING TEMPORARY SEED TYPE AND PLANTING RATES SPECIFIED IN THESE DOCUMENTS.
4. GRADING ACTIVITY SHALL BE CONTROLLED TO PREVENT ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY. FINES MAY BE PLACED ON THE PROJECT BY THE LOCAL REGULATORY AGENCIES DUE TO SOIL EROSION FROM THE PROJECT SITE. CLEARING SHALL BE ONLY IN THE AREAS REQUIRED TO INSTALL THE SOIL EROSION CONTROL DEVICES.
5. A REQUEST SHALL BE MADE FOR AN INSPECTION BY THE LOCAL AGENCY HAVING JURISDICTION.
6. ALL EROSION CONTROL DEVICES SHALL BE INSPECTED AFTER EACH RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF OF THE CAPACITY OF THE EROSION CONTROL DEVICES.

MULCHING

1. SHALL BE PERFORMED WITHIN 14 DAYS OF DISTURBANCE, OR AS REQUIRED BY THE EROSION CONTROL INSPECTOR.
2. SHALL BE UNIFORM AND HAVE 90% COVERAGE.
3. HAND SPREADING OR BLOWER SPREADING IS ACCEPTABLE AS LONG AS ACCEPTABLE COVERAGE IS ACCOMPLISHED.
4. STRAW/HAY SHALL BE INSTALLED AT A DEPTH OF 2-4 INCHES.
5. WOOD WASTE SHALL BE APPLIED A DEPTH OF 2-3 INCHES.

TEMPORARY SEEDING

1. SHALL BE PERFORMED WITHIN 14 DAYS OF DISTURBANCE, OR AS REQUIRED BY THE EROSION CONTROL INSPECTOR.
2. SHALL BE UNIFORM AND HAVE 90% COVERAGE.
3. HAND SPREADING, MECHANICAL SPREADING, AND HYDROSEEDING ARE ALL ACCEPTABLE APPLICATION METHODS.
4. TEMPORARY SEED SHALL BE IN ACCORDANCE WITH EC11.4

LIME

1. SHALL BE APPLIED AT RATES RECOMMENDED BY THE UNIVERSITY OF GEORGIA EXTENSION SERVICE, OR;
2. TWO TONS PER ACRE.

CONSTRUCTION EXIT

1. SHALL BE INSTALLED AT THE PROJECT EXIT.
2. INTENDED TO CLEAN VEHICLE TIRES BEFORE ENTERING ROADWAY TO ELIMINATE OFF-TRACKING.
3. WASHING OF TIRES WILL BE REQUIRED IF THE CONSTRUCTION EXIT IS NOT REMOVING MUD FROM TIRES EFFECTIVELY.
4. SHALL BE A MINIMUM OF 50 FEET LONG, 20 FEET WIDE, AND 6 INCHES THICK. GEOTEXTILE LINER SHALL BE INSTALLED UNDERNEATH STONE.

SEDIMENT BARRIER

1. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF PROJECT TO CONTROL SHEET FLOW, AND IN OTHER AREAS TO SLOW DOWN STORM WATER RUNOFF.
2. SILT FENCE SHALL BE INSTALLED IN A TRENCH 6 INCHES DEEP AND BACKFILLED.
3. TYPE "S" SILT FENCE SHALL BE TIGHT WITH STEEL POSTS SPACED AT A MAXIMUM OF 4 FEET APPARAT WITH WOVEN WIRE FENCE BACKING THAT SHALL BE TIGHT AND CONNECTED TO STEEL POSTS. TYPE "NS" SILT FENCE SHALL BE TIGHT WITH WOOD POSTS SPACED AT A MX. OF 6'-3' WITH NO WIRE BACKING.

REMOVAL OF TEMPORARY EROSION CONTROL DEVICES

1. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL DEVICES SHALL BE REMOVED WHEN FINAL STABILIZATION HAS BEEN ACHIEVED. APPROVAL SHALL BE GIVEN BY THE LOCAL ISSUING AUTHORITY OR THE ENGINEER.
2. ALL SEDIMENT DEPOSITS REMAINING SHALL BE REMOVED AND DISPOSED OF. DISTURBED AREA SHALL BE DRESSED AND GRADED TO PROPOSED GRADE, AND FINALLY PERMANENTLY GRASSED.

II. PERMANENT EROSION & SEDIMENTATION CONTROL MEASURES

GENERAL

1. PROVIDE ALL MATERIAL, LABOR, EQUIPMENT, TOOLS, SUPERVISION, COORDINATION, AND OTHER ITEMS NECESSARY TO PROVIDE PERMANENT EROSION AND SEDIMENTATION CONTROL ON THE PROJECT.
2. INCLUDES SEEDBED PREPARATION, TOP SOILING, LIMING, FERTILIZING, SEEDING, AND MULCHING OF ALL AREAS INSIDE AND OUTSIDE THE LIMITS OF THIS PROJECT THAT WERE DISTURBED BY THE OPERATOR.

PRODUCTS

LIME

1. AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE.
2. SHALL BE FREE FLOWING WITH NO LUMPS.

FERTILIZER

1. FERTILIZER IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE.

MULCH

1. GRAIN STRAW OR HAY FEE OF WEEDS SHALL BE USED AS MULCH.

EXECUTION

SEEDING

1. SEEDBED PREPARATION SHALL BE DONE ON ALL GRASSED AREAS. THIS SHALL CONSIST OF HARROWING AND/OR MIXING TO A MINIMUM DEPTH OF 4 INCHES.
2. ROCKS AND DEBRIS LEFT ON THE SURFACE AFTER TILLAGE LARGER THAN ONE INCH SHALL BE REMOVED.
3. SOIL SHALL NOT BE MUDDY OR IN AN UNDESIRABLE CONDITION FOR GRASSING.
4. WITHIN 24 HOURS OF SEEDBED PREPARATION, THE SEED SHALL BE APPLIED. HYDROSEEDING OR HANDSPREADING IS ACCEPTABLE.
5. SEED SHALL BE COVERED WITH THE USE OF A SPIKE TOOTH HARROW.
6. PERMANENT SEEDING SHALL BE IN ACCORDANCE WITH THE EC11.4:

LIME

1. SHALL BE APPLIED AT RATES RECOMMENDED BY THE UNIVERSITY OF GEORGIA EXTENSION SERVICE, OR;
2. TWO TONS PER ACRE.

MULCH

1. SHALL BE APPLIED BY HAND OR MECHANICAL MEANS.
2. SHALL BE EVENLY DISTRIBUTED ON GRASSED AREAS.
3. SHALL BE APPLIED AT A RATE OF 2.5 TONS PER ACRE TO ACHIEVE AT LEAST 75% COVERAGE.

STROM DRAIN OUTLET PROTECTION

1. SHALL BE INSTALLED AT A DEPTH OF 18" MINIMUM.
2. ALL GEOTEXTILE JOINTS SHALL BE OVERLAPPED AT LEAST ONE FOOT WITH THE TOP LAYER ON THE UPSTREAM SIDE.
3. SHALL BE INSTALLED IN ACCORDANCE WITH THESE DOCUMENTS.

MAINTENANCE

1. ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHALL BE MAINTAINED AT ALL TIMES.
2. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE ADEQUATE EROSION AND SEDIMENTATION CONTROL, ADDITIONAL DEVICES SHALL BE INSTALLED TO TREAT THE SEDIMENT SOURCE.
3. ALL EROSION CONTROL MEASURES DESIGNED TO COLLECT SEDIMENT WHEN THE CONTROL DEVISE IS HALF FULL OR BEFORE.
4. UPON COMPLETION OF THE PROJECT, ALL ACCUMULATED SEDIMENT SHALL BE REMOVED AND PROPOSED GRADE SHALL BE ACHIEVED.

FERTILIZER REQUIREMENTS PER UGA OR EC11.4

COMMERCIAL GRADE, FREE FLOWING, UNIFORM IN COMPOSITION AND BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS. ANALYSIS OF FERTILIZER AND APPLICATION RATES SHALL BE AS RECOMMENDED BY THE UNIVERSITY OF GEORGIA COUNTY EXTENSION SERVICE THROUGH SOIL TESTING PROCEDURES, AND IN ACCORDANCE WITH THIS SCHEDULE.

GEORGIA811
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SYMBOL	REVISIONS	DATE

GEORGIA REGISTERED No. 32802 PROFESSIONAL ENGINEER CARL E. HOFSTADTER, JR.
12/31/2022

CARL E HOFSTADTER, JR P.E.
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
LEVEL II CERTIFIED DESIGN PROFESSIONAL
GSWCC CERTIFICATION No. 0000053632
GSWCC CERTIFICATION EXPIRES 09/13/2023

PREMIER POOLS AND SPAS

HOFSTADTER & ASSOCIATES
CIVIL/ENVIRONMENTAL/TRANSPORTATION CONSULTING ENGINEERS/SURVEYORS
WWW.HOFSTADTER.COM

DATE: MAR 2022

GENERAL NOTES

PREMIER POOLS AND SPAS
44 CANYON VIEW DRIVE
NEWNAN, GEORGIA 30265
COWETA COUNTY

DRAWN BY: MH
CHECKED BY: CH
CADD NO: 44 Canyon View Drive - Pool - ESPC Plans
JOB NO: 6030-015

DWG. NO: 3 OF 3
SHEET NO: 3

THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ENGINEER AND NO PART THEREOF MAY BE USED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.

GENERAL NOTES:

1. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
2. NO N.G.S MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON.
4. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.
5. LOT AND BOUNDARY INFORMATION TAKEN FROM A FINAL PLAT PREPARED BY POINT TO POINT LAND SURVEYS DATED 09/21/07, AND IN PB. 88, PG. 331.
6. TOPOGRAPHY SHOWN IS FIELD RUN BY SEI.
7. BUILDER TO VERIFY ALL HOUSE DIMENSIONS PRIOR TO CONSTRUCTION.
8. BUILDER TO DIRECT ALL SURFACE RUNOFF AWAY FROM HOUSE.
9. NO LOT TO BE SERVICED BY SEPTIC.
10. DRIVEWAY WIDTH SHALL BE 18' UNLESS OTHERWISE NOTED.
11. LIMITS OF CONSTRUCTION DISTURBANCE LIE WITHIN THE PROPOSED SILT FENCE LOCATION.

FLOOD STATEMENT:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13077C0163 D, WHICH BEARS A DATED OF FEBRUARY 6, 2013.

NOTE:

THE PURPOSE OF THIS DRAWING IS TO SHOW HOUSE PLACEMENT AND GRADING. THIS IS NOT A LEGAL SURVEY.

EROSION CONTROL LEGEND

Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)
Ds4	DISTURBED AREA STABILIZATION (WITH PERMANENT SOD)
Sd1 C	TYPE A SILT FENCE
CO	CONSTRUCTION ENTRANCE

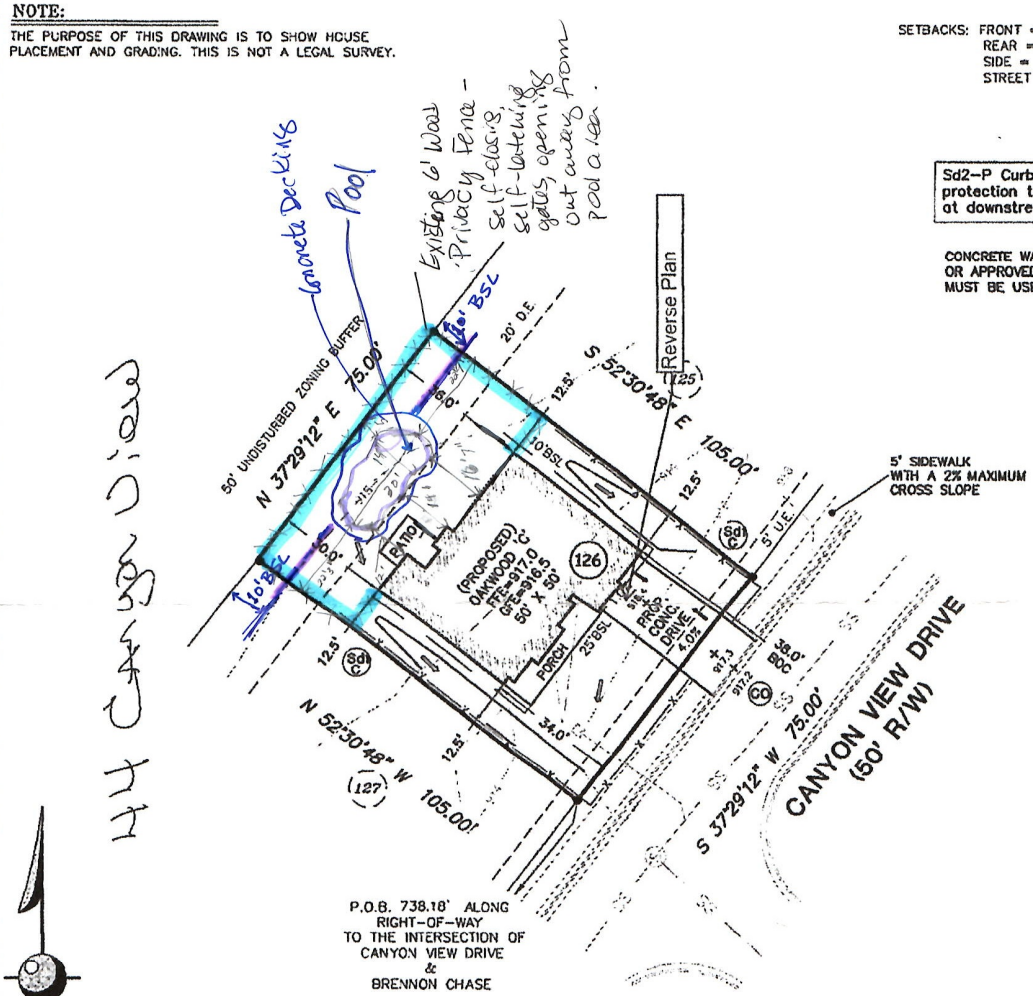
CONTOUR LEGEND

838	DENOTES EXISTING CONTOURS
838	DENOTES PROPOSED CONTOURS
X 983.3	DENOTES PROPOSED SPOT ELEVATIONS

SETBACKS: FRONT = 25'
REAR = 30'
SIDE = 10'
STREET SIDES = 25'

Sd2-P Curb inlet protection to be installed at downstream curb inlets

CONCRETE WASHOUT BAGS OR APPROVED ALTERNATIVE MUST BE USED



30' 0' 15' 30' 60'
GRAPHIC SCALE 1 inch = 30 feet

LEGEND:

BSL	BUILDING SETBACK LINE	R/W	RIGHT-OF-WAY
LL	LAND LOT	MH	SEWER MAN HOLE
IPS	IRON PIN SET	HW	HEADWALL
JB	JUNCTION BOX	SSE	SANITARY SEWER EASEMENT
IP	IRON PIN FOUND	RB	REINFORCING BAR
R	RADIUS	CB	CATCH BASIN
OT	OPEN TOP PIN	POB	POINT-OF-BEGINNING
DE	DRAINAGE EASEMENT	FH	FIRE HYDRANT

GEORGIA REGISTERED No. 27968 LAND SURVEYOR CHRIS AMOS ADAMS

SEI
SOUTHEASTERN ENGINEERING
Civil & Environmental Engineering Land Surveying
2470 Sandy Plains Rd.
Marietta, Georgia 30066
tel: 770-321-3936 fax: 770-321-3935

PREPARED FOR:
PEACHTREE COMMUNITIES, LLC
P.O. BOX 660368
ATLANTA, GA 30341
(678) 328-2082

LOT SUMMARY:

ADDRESS	44 CANYON VIEW DRIVE
SQUARE-FOOTAGE	7,875 – 0.18 ACRE
HOUSE TYPE	OAKWOOD C
24 HR. CONTACT:	FOWLER (678) 328-2082

SITE PLAN FOR:

LOT: 126	BLOCK:	PHASE:	UNIT:
SUBDIVISION: THE HIGHLANDS AT NEWNAN CROSSING			
LAND LOT(S): 52			DISTRICT: 5TH
SECTION:	DESGNR: BTE	CITY OF NEWNAN	COWETA COUNTY, GEORGIA

REVISION

SCALE: 1"=30'
DATE: 4/7/14
JOB No. 039-13-096

DocuSign Envelope ID: DCBD87DC-5BE6-4A80-9846-B69F101E948B

CITY OF NEWNAN, GEORGIA

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

NEWNAN GEORGIA

APPLICATION FOR VARIANCE

Name of Applicant Ashley Gray & Roosevelt M. Gray Jr.

Mailing Address 44 Canyon View Dr.

Telephone 678-472-5210 E-Mail: grayfam1592@yahoo.com

Property Owner (Use back if multiple names) same

Mailing Address same

Telephone same

Address/Location of Property same

Tax Parcel No: 098 5052 117 Legal Description: HSE/LT 126 The Highlands @ Newnan Crossing

Present Zoning Classification: R3

Present Land Use SFR

Intended Use add swimming pool

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 in regard to 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) Article 3 Sec. 3-12(b) of the Zoning Ordinance/Subdivision Regulations: building of pool & concrete decking within the 10 ft. property line setback.

In order for the Board to consider the request, it must be claimed "application of the Ordinance to the particular piece of property would create an unnecessary hardship". 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?
   Because of the 10 ft. property line setback the proposed pool will not fit in the allowed area when considering the 10 ft setback Requirement from the structure of the house.

2. What is the existing zoning of the property, including any previously approved modifications, conditions, or proffers?
   R-3 Residential; The construction of the pool has been approved to be built within the 20 ft. drainage easement that runs parallel to the Rear property line.

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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?
There is only 30 ft. from the rear corner of house to the Rear property line.

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?
The pool could not be installed as desired and the use of the property restricted from being used as intended.

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?
The pool could be installed 5ft from the rear property line, with 5ft. of concrete decking installed taking it to the rear property line. The area behind the property line is a 50ft. Undisturbed Buffer, so no other residential property would be hindered by its proximity to the rear property line.

The Board of Zoning Appeals shall base its required findings upon the particular evidence presented in each specific case where the property owner can show:

A. The strict application of the terms of the Ordinance would effectively prohibit or unreasonably restrict utilization of the property because:

- ✓ There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography.
- ✓ Such conditions are peculiar to the particular piece of such property involved.
- ✓ Such conditions were not imposed by the action or will of the owner of the property.
- ✓ The application of the Ordinance to the particular piece of property would create an unnecessary hardship. Such hardship does not include financial hardship in that if the variance were granted, the applicant could receive a higher rate of financial return on the use of the property and without the variance, a lesser but still reasonable return could be realized.
- ✓ Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Ordinance.

B. The granting of such variance will alleviate a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience sought by the applicant.

C. The condition or situation of the property, which give rise to the need for such variance, is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the Ordinance.

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. On application
- ✓ List of all the names and addresses of all property owners within 250 feet of subject property. This information can be found at the Coweta County Tax Assessors Office.

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✓ Check for applicable fees (**$250.00**).

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.

Ashley Gray & Roosevelt M Gray Jr.

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

DocuSigned by:

0DC5DFD1BE6F4D7...

Signature of Applicant(s)

FOR OFFICIAL USE ONLY

RECEIVED BY _____

DATE OF FILING _____

BZA MEETING DATE _____

DATE OF NOTICE PUBLICATION _____

ACTION TAKEN (DATE) _____

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 Ashley Gray

Telephone Number 678-472-5210

Address of Subject Property 44 Canyon View Dr.
Newnan, GA 30265

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.

DocuSigned by:
0DC5DFD1BE6F4D7...
Signature of Property Owner

Personally appeared before me

Ashley Gray

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

Steven H Bennett
Notary Public

6-13-23
Date

STEVEN H BENNETT
NOTARY
EXPIRES
GEORGIA
03-10-2025
PUBLIC
BUTTS COUNTY

(Affix Raised Seal Here)

City of Newnan, Georgia – Board of Zoning Appeals

Date: August 1, 2023

Application Number: 2023-18

Agenda Item: Variance Request –7 Parks Avenue

Prepared and Presented by: Chris Cole, Senior Planner

Purpose: To hear a request to build an addition to the existing house that will be located 5 feet from the western side property line, instead of the required 12 feet.

Applicant/Property Owner: Andrew Hansen – Applicant / Andrew Hansen & Victoria Emma Hansen – Property Owners

Zoning: Suburban Residential Single-Family Dwelling District - Medium Density (RS-15)

Present Use: Single-Family Residence

Proposed Use: Enlarged Single-Family Residence

Pertinent Regulations: Article 4, Section 4-29, Table 4-A of the Zoning Ordinance

Applicant's Position: The applicant proposes to build an addition to the existing house that will be located 5 feet from the western side property line, instead of the required 12 feet. This building addition along the western side property line is a 5-foot extension of the existing wall area. The renovation project also involves building an addition to the front of the home that will meet the setback requirements. *Staff Note – Please see the attached proposed elevations and floor plans that the applicant plans to construct. The side of the home involved in the setback request is labeled Left Elevation. Also, please see the attached site plan showing the location of the proposed addition*.

Regarding the particular provisions or requirements of the Ordinance that prevent the proposed construction on, or use of, the property, the applicant indicated, "The minimum 12' side setback requirement would prevent the proposed construction and limit our ability to create additional useful interior space. It is our intention to extend the exterior side wall (west) of our home to be within 5' of the property line. We also intend to extend the front of the home within the prescribed RS-15 front setback limitations."

Regarding 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, the applicant indicated, "The current parcel and home configuration prohibits extension toward the rear of the house (north) due to existing detached structures and limited yard space. The topography and street side setback prohibit us from extending on the opposing side (east). Given these existing limitations our only options for creating additional living space are as follows; extend the property on the side (west) and front (south) exteriors."

Regarding the particular hardship that would result if the specified provisions or requirements of the Ordinance were to be applied to the subject property, the applicant indicated, "Without variance approval the home would be inadequately sized for our growing family. In addition to the two exterior wall extensions, it is our intention to build out the upstairs attic. In order to complete the attic addition, we need to incorporate an interior staircase while maintaining an adequate living room, dining room, and master bedroom size. We would be unable to accomplish this without increasing our exterior footprint."

Regarding 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, the applicant indicated, "The current side setback for RS-15 is 12'. Our drawings and design layout would have us extend to a 5' setback."

The applicant also added, "It is of the utmost importance to us that the home maintains its existing charm and historic character, like other homes in the neighborhood. We intend to employ local architects, designers, and builders who are familiar with the historical importance to downtown Newnan and are familiar with preserving it."

Basis for Granting Variances:

The Board of Zoning Appeals shall base its required findings of fact upon particular evidence presented to it in each specific case where the property owner can show all of the following to be true:

A. The strict application of the terms of this Ordinance would effectively prohibit or unreasonably restrict utilization of the property because of all of the following:

- ✓ There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography; and,
- ✓ Such conditions are peculiar to the particular piece of such property involved; and,
- ✓ Such conditions were not imposed by the action or will of the owner of the property; and,
- ✓ The application of the Ordinance to the particular piece of property would create an unnecessary hardship other than a financial hardship in which the applicant would receive a lower rate of financial return on the use of the property if the variance is denied; and,
- ✓ Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance.

B. In addition, the Board of Zoning Appeals shall affirmatively determine that:

- ✓ The granting of such variance will alleviate a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience sought by the applicant.
- ✓ The condition or situation of the property which gives rise to the need for such variance is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to this Ordinance.

Recommendation:

Regarding the variance request to reduce the distance requirement to the adjacent western side property line from 12 feet to 5 feet, staff believes the placement of the proposed house addition is appropriate and will present no negative impacts. Staff also believes this proposal works within the confines of the natural restrictions of the lot's size and shape. Staff agrees with the applicant that expansions to the west (towards the neighbor at 9 Parks Avenue) and south (towards the front yard along Parks Avenue) exteriors are rational as the lot size, as well as the placement of the house and detached garage, provide limited space for expansion. Overall, the factors involving the size, shape, and topography of the subject property provide sound reasons for the applicant to seek the variance.

The applicant previously received a setback reduction variance on June 2, 2020 to construct a new detached garage. Regarding other variances approved for nearby properties, the Board recently approved a side setback variance for an attached covered parking structure at 2 Parks Avenue on April 4, 2023. The Board also approved a rear setback variance for a home addition at 15 Parks Avenue in 2015. Also in 2015, the Board approved a side setback variance for an attached carport at 22 Parks Avenue.

After reviewing the information presented by the applicant and comparing it to the basis for granting variances, as outlined in the Zoning Ordinance, staff recommends approval of the variance request based on the following reasons. The strict application of the terms of the Ordinance would *unreasonably* restrict utilization of the property because the application of the Ordinance to the particular piece of property would create a non-financial, *unnecessary* hardship. Also, relief from the Ordinance would not cause substantial detriment to the public good or impair the purposes and intent of the Ordinance.

CITY OF NEWNAN

CITY OF NEWNAN
PLANNING DEPT.
25 LAGRANGE STREET
NEWNAN, GEORGIA 30263
www.NewnanGa.gov

Project Location

1 =480 feet

Date: 6/14/2023 1:41 PM

N

Project Location

City Limits

Parcel # N19 0003 008

ADDRESS
7 Parks Ave
Newnan, GA 30263

Variance – 7 Parks Avenue

View of Subject Property

View of side property line area (on western side of subject property) that requires a variance - see arrow

Variance – 7 Parks Avenue

View of adjacent property to the west at 9 Parks Avenue

View towards the subject property's expansion area (house to the right) and the adjacent neighbor at 9 Parks Avenue (house to the left)

Variance – 7 Parks Avenue

View to the west on Parks Avenue

View of house across Parks Avenue from subject property

Variance – 7 Parks Avenue

View of house across Parks Avenue from subject property

View of Parks Avenue towards Jackson Street from the front of the subject property

Variance – 7 Parks Avenue

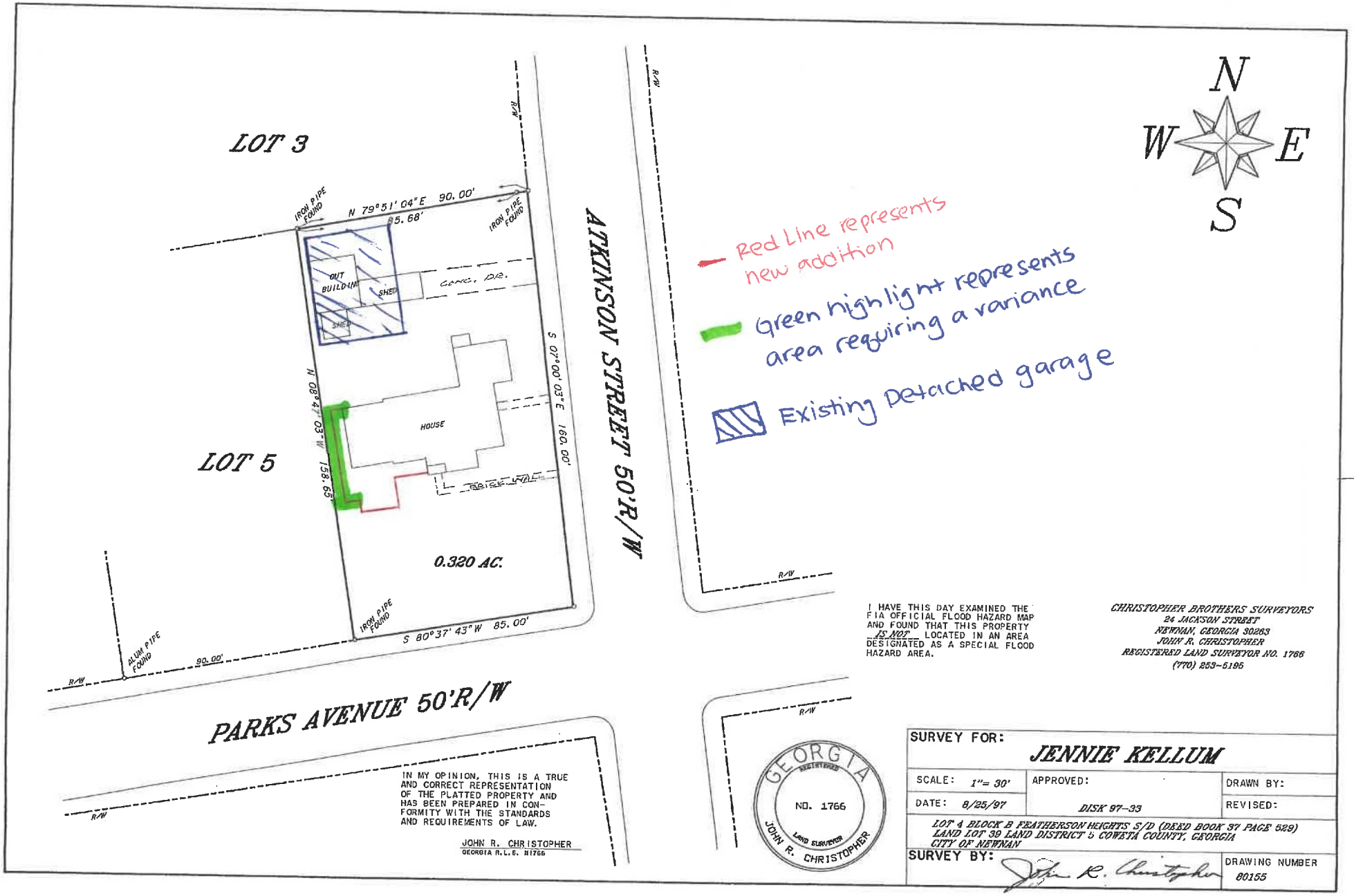
View of applicant's back yard

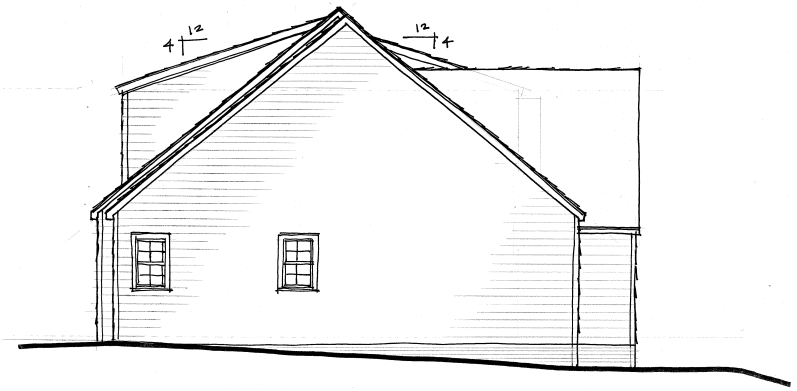
Alternate view of applicant's back yard

Variance – 7 Parks Avenue

View of applicant's detached garage in rear yard

View of applicant's western wall area from the rear yard that will be extended (see arrow)


LOT 3
LOT 5
N 79°51' 04" E 90.00'
85.68'
IRON PIPE FOUND
IRON PIPE FOUND
OUT BUILDING
SHED
SHED
CONC. DR.
HOUSE
N 08°47' 03" W 158.65'
S 07°00' 03" E 160.00'
BRICK WALL
0.320 AC.
IRON PIPE FOUND
S 80°37' 43" W 85.00'
ALUM PIPE FOUND
90.00'
R/W
ATKINSON STREET 50'R/W
PARKS AVENUE 50'R/W
N
W
E
S
Red Line represents new addition
Green highlight represents area requiring a variance
Existing Detached garage
I HAVE THIS DAY EXAMINED THE FIA OFFICIAL FLOOD HAZARD MAP AND FOUND THAT THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA.
CHRISTOPHER BROTHERS SURVEYORS
24 JACKSON STREET
NEWNAN, GEORGIA 30263
JOHN R. CHRISTOPHER
REGISTERED LAND SURVEYOR NO. 1766
(770) 253-5195
IN MY OPINION, THIS IS A TRUE AND CORRECT REPRESENTATION OF THE PLATTED PROPERTY AND HAS BEEN PREPARED IN CONFORMITY WITH THE STANDARDS AND REQUIREMENTS OF LAW.
JOHN R. CHRISTOPHER
GEORGIA R.L.S. #1766
GEORGIA REGISTERED NO. 1766 LAND SURVEYOR JOHN R. CHRISTOPHER
SURVEY FOR: JENNIE KELLUM
SCALE: 1"= 30'
APPROVED:
DRAWN BY:
DATE: 8/25/97
DISK 97-33
REVISED:
LOT 4 BLOCK B FEATHERSON HEIGHTS S/D (DEED BOOK 37 PAGE 529)
LAND LOT 39 LAND DISTRICT 5 COWETA COUNTY, GEORGIA
CITY OF NEWNAN
SURVEY BY:
DRAWING NUMBER
80155



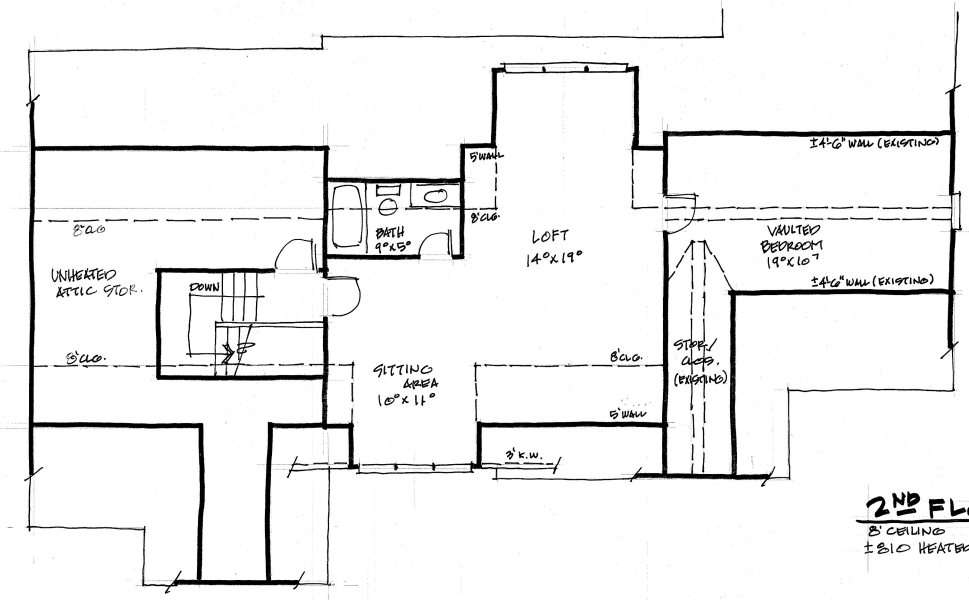
LEFT ELEVATION

SC=1/4"=1'-0"

FRONT ELEVATION

HANSSEN RESIDENCE

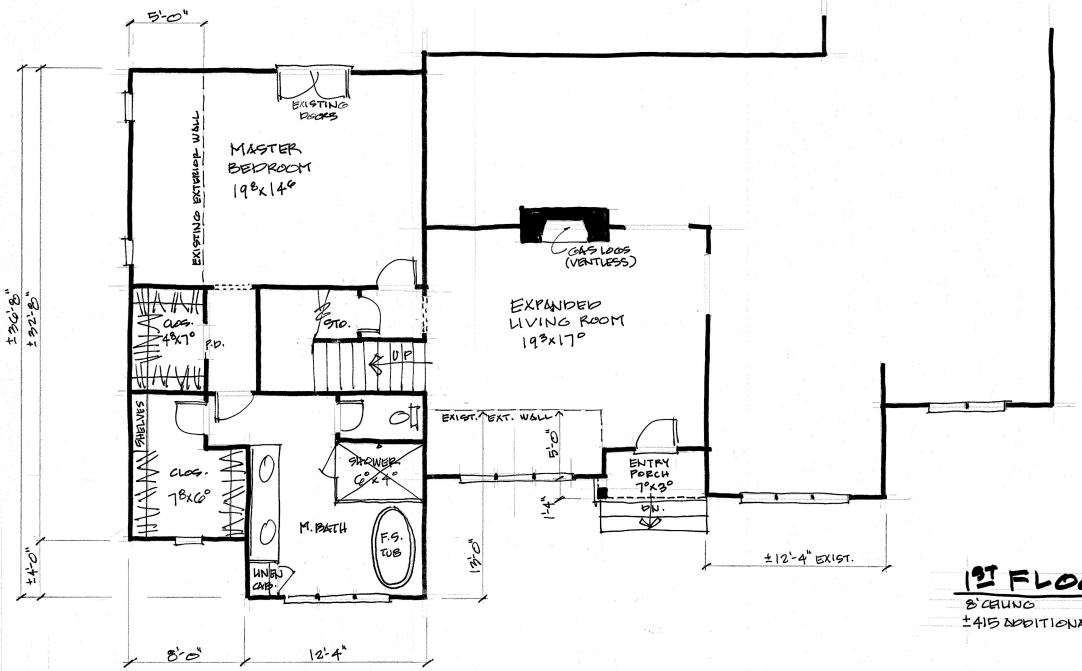
SC=1/4"=1'-0"



2ND FLOOR PLAN

8' CEILING SC=1/4"=1'-0"

±810 HEATED SQ. FT.



1ST FLOOR PLAN

8' CEILING SC=1/4"=1'-0"

±415 ADDITIONAL SQ. FT.

CITY OF NEWNAN, GEORGIA

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

NEWNAN
GEORGIA

APPLICATION FOR VARIANCE

Name of Applicant Andrew Hansen

Mailing Address 7 Parks Ave, Newnan GA 30263

Telephone 714-222-9791 E-Mail: andrew-hansen@outlook.com

Property Owner (Use back if multiple names) Andrew + Victoria Hansen

Mailing Address 7 Parks Ave, Newnan GA 30263

Telephone 714-222-9791

Address/Location of Property 7 Parks Ave, Newnan, GA 30263

Tax Parcel No: N19 0003 008

Present Zoning Classification: R15

Present Land Use single family home

Intended Use single family home

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 in regard to 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.

In order for the Board to consider the request, it must be claimed "application of the Ordinance to the particular piece of property would create an unnecessary hardship". 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?

   See attached

2. What is the existing zoning of the property, including any previously approved modifications, conditions, or proffers?

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?

_____

_____

_____

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?

_____

_____

_____

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?

_____

_____

_____

The Board of Zoning Appeals shall base its required findings upon the particular evidence presented in each specific case where the property owner can show:

A. The strict application of the terms of the Ordinance would effectively prohibit or unreasonably restrict utilization of the property because:

- ✓ There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography.
- ✓ Such conditions are peculiar to the particular piece of such property involved.
- ✓ Such conditions were not imposed by the action or will of the owner of the property.
- ✓ The application of the Ordinance to the particular piece of property would create an unnecessary hardship. Such hardship does not include financial hardship in that if the variance were granted, the applicant could receive a higher rate of financial return on the use of the property and without the variance, a lesser but still reasonable return could be realized.
- ✓ Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Ordinance.

B. The granting of such variance will alleviate a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience sought by the applicant.

C. The condition or situation of the property, which give rise to the need for such variance, is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the Ordinance.

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.
- ✓ List of all the names and addresses of all property owners within 250 feet of subject property. This information can be found at the Coweta County Tax Assessors Office.

✓ Check for applicable fees (**$250.00**).

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 Hansen

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

Andrew Hansen

Signature of Applicant(s)

FOR OFFICIAL USE ONLY

RECEIVED BY Chris Cole

DATE OF FILING 6-13-2023

BZA MEETING DATE 8-1-2023

DATE OF NOTICE PUBLICATION 6-28-2023

ACTION TAKEN (DATE)

7 Parks Ave - Application for Variance

1. The minimum 12' side setback requirement would prevent the proposed construction and limit our ability to create additional useful interior space. It is our intention to extend the exterior side wall (west) of our home to be within 5' of the property line. We also intend to extend the front of the home within the prescribed RS15 front setback limitations.

2. RS15, no previous zoning changes have been made during our ownership

3. The current parcel and home configuration prohibits extension toward the rear of the house (north) due to existing detached structures and limited yard space. The typography and street side setback prohibits us from extending on the opposing side (east). Given these existing limitations our only options for creating additional living space are as follows; extend the property on the side (west) and front (south) exteriors.

4. Without variance approval the home would be inadequately sized for our growing family. In addition to the two exterior wall extensions, it is our intention to build out the upstairs attic. In order to complete the attic addition we need to incorporate an interior staircase while maintaining an adequate living room, dining room, and master bedroom size. We would be unable to accomplish this without increasing our exterior footprint.

5. The current side setback for RS15 is 12'. Our drawings and design layout would have us extend to a 5' setback.

Notes: It is of the utmost importance to us that the home maintains its existing charm and historic character, like other homes in the neighborhood. We intend to employ local architects, designers, and builders who are familiar with the historical importance to downtown Newnan and are familiar with preserving it.

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: Andrew Hansen

Telephone Number: 714-222-9791

Address of Subject Property: 7 parks Ave
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.

Andrew Hansen
Signature of Property Owner

Personally appeared before me

Andrew Hansen

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

Elizabeth Ann Melville
Notary Public

6/12/23
Date

ELIZABETH ANN MELVILLE
MY COMMISSION EXPIRES
NOTARY PUBLIC
MAY 09, 2025
COWETA COUNTY, GEORGIA

(Affix Raised Seal Here)

DOC# 017817
FILED IN OFFICE
9/26/2017 01:14 PM
BK:4603 PG:226-226
CINDY G BROWN
CLERK OF SUPERIOR COURT
COWETA COUNTY

Cindy G. Brown

REAL ESTATE TRANSFER TAX
PAID: $250.00

PT-61 039-2017-005578

SLEPIAN SCHWARTZ & LANDGAARD
42 EASTBROOK BEND
PEACHTREE CITY, GEORGIA 30269
(770) 486-1220
17-1431A/RACHEL

STATE OF GEORGIA
COUNTY OF FAYETTE

LIMITED WARRANTY DEED

THIS INDENTURE made this **22nd day of September, 2017**, by and between **TERESA L. CORLEY**, as party or parties of the first part, hereinafter referred to as "Grantor," and **ANDREW HANSEN and VICTORIA EMMA HANSEN**, as **JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, as party or parties of the second part, hereinafter referred to as "Grantee";

WITNESSETH:

That Grantor for and in consideration of the sum of TEN DOLLARS, in hand paid, at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, and conveyed, and by these presents does hereby grant, bargain, and convey unto Grantee, their heirs, successors and assigns, the following described property:

Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF NEWNAN, COWETA COUNTY, GEORGIA, AND BEING LOT NO. 4 OF BLOCK B OF FEATHERSTON HEIGHTS SUBDIVISION ACCORDING TO PLAT MADE BY T.Y. MATTOX AND RECORDED IN DEED BOOK 37, PAGE 529, CLERK'S OFFICE, COWETA SUPERIOR COURT AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE NORTH SIDE OF PARKS AVENUE WHICH POINT IS 85 FEET WESTERLY FROM THE NORTHWEST CORNER OF THE INTERSECTION OF PARKS AVENUE AND ATKINSON STREET AS MEASURED ALONG THE NORTH SIDE OF PARKS AVENUE; RUN THENCE NORTH 11 DEGREES WEST 159.6 FEET TO AN IRON; THENCE EASTERLY 90 FEET TO AN IRON ON THE WEST SIDE OF ATKINSON STREET; THENCE ALONG THE WEST SIDE OF ATKINSON STREET IN A SOUTHERLY DIRECTION 160 FEET TO THE NORTHWEST CORNER OF INTERSECTION OF PARKS AVENUE AND ATKINSON STREET; THENCE IN A WESTERLY DIRECTION ALONG THE NORTH SIDE OF PARKS AVENUE 85 FEET TO BEGINNING POINT. SAID PROPERTY IS BOUNDED ON THE EAST BY ATKINSON STREET; ON THE SOUTH BY PARKS AVENUE; ON THE WEST BY LOT 5, BLOCK B, FEATHERSTON HEIGHTS SUBDIVISION, ON THE NORTH BY LOT NO. 3, BLOCK B, FEATHERSTON HEIGHTS SUBDIVISION.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee, their heirs, successors and assigns forever, in Fee Simple.

AND THE GRANTOR will warrant and forever defend the right and title to the above-described property unto the Grantee, their heirs, successors and assigns, against the claims of all persons claiming by, through or under Grantor, subject only to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed the day and year first above written.

Signed this 22nd day of September, 2017 in the presence of:

Unofficial Witness

Notary Public
My Commission Expires:

[Notary Seal]

A. SLEPIAN
NOTARY
Fayette County
Comm Expires
Aug. 6, 2021
PUBLIC
STATE OF GEORGIA

Teresa L. Corley
TERESA L. CORLEY

4/10m

Name	Address	City	State	Zip	
Jane H Cole	519 S York St	Gastonia	NC	28052-4037	*Owns 9 Parks Ave
Magen Hughes Gamble	15 Atkinson St	Newnan	GA	30263-1511	
Dennis Zimmerman	17 Atkinson	Newnan	GA	30263-1511	
Alan Dennis Dean	3 Parks Ave	Newnan	GA	30263-1523	
Theo Mann	19 Atkinson	Newnan	GA	30263-1554	
Matthew Cawthon	2 Parks Ave	Newnan	GA	30263-1524	
Samuel Giddens	4 Parks Ave	Newnan	GA	30263-1524	
Jonathan F Melville	6 Parks Ave	Newnan	GA	30263-1524	
Michael A Dean	12 Velma Dr	Newnan	GA	30263-1526	
Susan E Moody	51 Lundy St	Newnan	GA	30263-1550	
Dana Marshall Countess	30 Atkinson St	Newnan	GA	30263-1553	
Kristie E Johnson	32 Atkinson St	Newnan	GA	30263-1553	
Haley Marie Walters Hill	29 Atkinson St	Newnan	GA	30263-1554	
Christine C Salter	31 Atkinson St	Newnan	GA	30263-1554	
Virginia Hudgins Pruitt	33 Atkinson St	Newnan	GA	30263-1554	
Emily Gray Pritchard	14 Atkinson St	Newnan	GA	30263-1555	
William Geeslin	16 Atkinson St	Newnan	GA	30263-1555	
Kevin William Allen	8 Parks Ave	Newnan	GA	30263-1560	
Melissa S Powell	14 Parks Ave	Newnan	GA	30263-1560	
Andrew Hansen	7 Parks Ave	Newnan	GA	30263-1561	
Jay Griffin	11 Parks Ave	Newnan	GA	30263-1561	
Russell Bryant	13 Parks Ave	Newnan	GA	30263-1561	
Nevelle Owens	15 Crepe Myrtle Dr	Newnan	GA	30263-3103	*Owns 28 Atkinson
Timothy Brown	17 Parks Ave	Newnan	GA	30263-1569	*Owns 49 Lundy
Jay Adcock	5 Parks Ave	Newnan	GA	30263-5120	

APPEARANCE STATEMENT

Public Hearing Attendance Requirements

To process an application for an item requiring a Public Hearing, the applicant or applicant's designated representative must be present and in attendance at said hearing. This includes any items to be presented to the Board of Zoning Appeals; Mayor and City Council; and the Planning Commission.

Failure to appear at a Public Hearing may result in denial of the request, or an extended waiting period before the next available meeting. Certain requests, i.e. variances or special exceptions, if denied cannot be re-submitted for consideration for a term not less than one (1) year from the date of denial by that particular governing body.

The Board of Zoning Appeals will hear your request on August 1, 2023 at 10:00 AM

The Mayor and City Council will hear your request on _____ at _____ PM

The Planning Commission will hear your request on _____ at 7:00 PM

IMPORTANT

A zoning sign will be affixed and posted on the property in question. Owner/applicant shall notify the Planning & Zoning Department immediately if the sign is removed, defaced, incorrect, etc. After the Public Hearing date, City personnel will remove the zoning sign.

Applicant's Name: Victoria Hansen
(Please Print)

Applicant's Signature: [signature]

Date: 6/13/2023

All meetings are held in the Richard A. Bolin Council Chambers located at 25 Lagrange Street, Newnan, GA 30263, unless otherwise stated.