



CITY OF NEWNAN
Board of Zoning Appeals
Meeting Minutes
June 7, 2022
10:00 a.m.

Board Members in Attendance: Kris Lovell, Cliff Smith, Sally Hensley, Ken Parker, Willie Walton, Frank Flourney

Board Members Absent: Skin Edge

Others in Attendance: Tracy Dunnavant, Planning & Zoning Director
Samantha Wood, Planning & Zoning Administrative Assistant
Dean Smith, Planner
Brad Sears, City Attorney

CALL TO ORDER

Vice-Chairman Lovell called the meeting to order at 10:01 a.m. in the Richard A. Bolin Council Chambers, City Hall, 25 LaGrange Street.

READING OF THE MINUTES

Vice-Chairman Lovell asked the Board if they had reviewed the minutes from the May 3, 2022 meeting. After no questions or discussion, Flourney motioned to accept the minutes. Hensley seconded the motion.

MOTION CARRIED (6-0)

Sign Variance Request – 166 Temple Avenue – 2022-08

Dean Smith stated the applicant originally was seeking variances to allow for a wall sign in excess of 150 square feet, to waive architectural material requirements for a monument sign, and to increase the height of the monument sign. He said the applicant, Anchor Signs, has made changes to their request and the monument sign is now in compliance with the standards. Dean Smith added they have also decreased the square footage of the wall sign and staff is good with the new size (reducing the proposed wall sign size from 286.67 square feet to 176.03 square feet).

Vice-Chairman Lovell opened the public hearing.

Gerald Chichester, Fox Rothschild, LLP, came forward to speak on behalf of the applicant. He stated that the wall sign visibility would be obstructed by the trees that are already planted.

Chichester said the variance would help with visibility of the store as cars pass by. Hensley stated that there is another Dollar Tree in town and their wall sign complies. Chichester stated that store is not a corporate store and is in a strip mall so the sign can be smaller. Hensley asked if the sign would be backlit. Dean Smith stated that it will be backlit.

After further discussion, Vice–Chairman Lovell closed the public hearing.

A motion was made by Flournoy to approve the sign variance request to allow the wall sign to be 176.03 square feet. Parker seconded.

MOTION CARRIED (4-2) (Smith & Hensley)

Variance Request – 8 Alpine Drive – 2022-09

Dean Smith stated the applicant would like a variance to reduce the front and rear setbacks for a house they are constructing on the lot at 8 Alpine Drive. He added the lot is unusually small and the previous home was damaged during the tornado and had to be demolished. Dean Smith stated that staff has no objections to the granting of the variances.

Vice–Chairman Lovell opened the public hearing on the variance requests.

Stephanie Skinner was sworn in by Brad Sears. Skinner stated they are just asking for the variances so they can rebuild their home. She added that they were in the final stages of purchasing the previous house when it was destroyed by the tornado.

Hensley stated she loves the look of the proposed home.

Vice–Chairman Lovell closed the public hearing.

A motion was made by Hensley to approve the application for variance requests to reduce the front setback by 20 feet and the rear setback by 6. Flournoy seconded.

MOTION CARRIED (6-0)

New Business

Brad Sears spoke to the Board about the lawsuit filed by Jerri White regarding the 34 Carmichael Street case. Sears stated the entire record of the case has been presented to the judge.

ADJOURN

Flournoy motioned to adjourn the meeting at 10:26 a.m. Hensley seconded.



MOTION CARRIED (6-0)

Chairman Skin Edge