

City of Newnan Georgia



Board of Zoning Appeals

Agenda Book

April 5, 2022



City of Newnan
Board of Zoning Appeals

Agenda for April 5, 2022 Board of Zoning Appeals Meeting
10:00 AM, Richard A. Bolin Council Chambers, City Hall

TAB NUMBER	AGENDA CATEGORY / ITEM
TAB #1	Minutes of the March 1, 2022 Board of Zoning Appeals Meeting
TAB #2	Variance Requests-84 Wall Street 2022-04
TAB #3	Special Exception Request – 44 Pinson Street 2022-05
TAB #4	8 East Broad Lane - Withdrawn
	Other Business and Comments by Members of Staff
	Public Comments
	Adjourn

Unless otherwise posted, all Board of Zoning Appeals Meetings
are held in the:

Richard A. Bolin Council Chambers, City Hall
25 LaGrange Street, Newnan, Georgia 30263

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

Phone: 770-254-2354

E-mail: tdunnavant@cityofnewnan.org



CITY OF NEWNAN
Board of Zoning Appeals
Meeting Minutes
March 1, 2022
10:00 a.m.

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

Board Members Absent: Cliff Smith

Others in Attendance: Tracy Dunnavant, Planning & Zoning Director
Chris Cole, Planner
Samantha Wood, Administrative Assistant to Planning & Zoning
Carson Sears, Representing City Attorney Brad Sears

CALL TO ORDER

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

READING OF THE MINUTES

Chairman Edge asked the Board if they had reviewed the minutes from the February 1, 2022 meeting. After no questions or discussion, Lovell motioned to accept the minutes. Hensley seconded the motion.

MOTION CARRIED (6-0)

Public Hearing – Variance Request – 34 Carmichael Street – (2022-03)

Chairman Edge opened a public hearing. Chairman Edge asked staff to give their report:

Chris Cole introduced a request by Eric Smith to construct a patio that measures 6 feet wide by 13 feet in depth that is within five feet of a side property line. Cole pointed out that the applicant had already constructed the patio and the owner filed for a variance request once he was made aware of the setback requirement. Cole stated the applicant is seeking to obtain a variance to allow for a concrete patio to be located within five feet of a side property line. The subject property is approximately 0.11 acre. Cole stated the applicant indicated the 5-foot setback requirement would create an unusual amount of hardship to his family and read an

excerpt from the application discussing the location of the patio and distances of the steps and neighboring house to the side property line.

Cole presented slides related to the case. Hensley asked if the pictures reflect the current conditions. Cole said no and proceeded to give the history of the patio from the time of construction to the present. Dunnavant reminded the Board that the fence is not part of the variance request.

Cole reviewed the site plan details included in the application materials. Cole stated staff believes the concrete patio is appropriate and presents no negative impacts. He added staff believes this proposal works within the restrictions of the lot size, shape and topography and also emphasized that the concrete area will not be visible to the neighbors or the general public due to the fence.

Cole reviewed details related to the recommendation including, but not limited to the lot size, the age of the home, pedestrian ingress and egress, water run-off, and other factors relevant to the variance request. He gave an overview of the case indicating that the applicant did obtain a fence permit before building the fence, but did not address the patio construction. Cole stated that on February 3rd, Jerri White, the adjacent property owner at 36 Carmichael Street, informed staff that the patio and fence had been built on her property. She proceeded to have her property surveyed and provided evidence that the applicant had indeed crossed her property line with the new fencing and patio. The applicant proceeded to coordinate with his contractors to have the fence and concrete pad moved to the correct property line and filed for a variance for the patio.

Chairman Edge asked if the Board had any questions for staff. Hensley asked for clarification as to who lived on which adjacent properties.

Chairman Edge asked the applicant to come forward and present their case.

Sears swore in Wendy Smith, the applicant's wife. She stated that initially they had some water intrusion in the crawl space, which created their desire to change the topography a little bit. Smith informed the Directors that the crawl space had flooded with 12 inches of water two different times since they purchased the property in July of 2021. She indicated they were told by a contractor that the water is entering from the side of the house. Smith stated a landscape contractor was retained to remove the dirt, waterproof the home and put back the dirt. Smith added that the sun does not shine on that side of the house during the day, so that side of the house stays wet after heavy rains causing the area to be a safety concern due to slippage on the muddy ground. Smith added that they decided to lay the concrete not knowing they needed to include the City and obtain a permit. She explained that when they did pour the concrete, they used an old survey that they pulled off the County website from John Christopher. They proceeded to find a pin between 32 Carmichael Street and 34 Carmichael Street and used that as their measurement. Smith stated they erected the fence and poured the concrete, only to later find out that they were a foot off.

Smith stated both the fence and the concrete were moved on February 14, 2022 at the same time. She said they are now within an inch or two of the property line. Smith said their exit is now safe with the concrete pad in place. Smith added the steps had been there for years and she had never heard of White having an issue with them. She asked the Board to allow them to keep the patio as it is today.

Chairman Edge asked there were any questions from the Board for Smith.

Chairman Edge asked if there was anyone present that wanted to speak in favor or against the request.

George Alexander was sworn in by Sears. Alexander indicated he was there to speak as a private citizen and not in his official capacity as a Councilmember. He stated that he had sat on the Planning Commission from 1989 to 2003 and was the Chairman for 10 years. Alexander stated that it took years to completely revamp the ordinances including the patio setback requirements that were put in place for safety reasons. He added the applicant's contractor should have checked the requirements before building. Alexander stated that he was also concerned about a potential spread of a fire from the applicant's home.

Dan Williams, with Duke and Heath from Carrollton, Georgia, spoke on behalf of Jerri White, the property owner at 36 Carmichael Street. He stated that his client is against the granting of this variance. Williams proceeded to discussed his client's concerns including soil erosion, the financial impact on his client, and the slippery-nature of the subject property described by the applicant.

Carlton McCoy was sworn in by Sears. McCoy stated that he is against the variance because he has been living at his home for 75 years (38 Carmichael Street) and there was only one house there before. McCoy indicated that he does not know why the City celebrates C. J. Smith, because he is the one that created this problem. McCoy then stated a house fire years ago led to the creation of two lots instead of one lot, which lead to the close nature of these homes. He concluded that he is against the proposal. Chairman Edge asked McCoy if he lived two doors down from the property. McCoy answered yes. Chairman Edge asked if he was against the concrete pad. McCoy answered yes.

Chairman Edge asked if the applicant's representative had any rebuttal.

Smith clarified that the previous homeowner (Ms. Wilson), had wanted to put a deck in the side yard and White did oppose her request. The wood was delivered to the house, but Wilson never intended to pour a concrete slab. Smith continued to explain that the City asked Wilson to apply for a permit and it ended up being denied. She stressed that Wilson did not apply for any type of concrete to be poured. Smith concluded by stating that instead of building the deck, Wilson simply replaced the tread on the steps as they were rotten.

Jerri White was sworn in by Sears. White stated that safety is a huge issue to her in terms of a potential fire. As far as the fence recently constructed by the applicant, White stated that she does not have an issue with that; however, she added that the 6-foot wooden fence between the properties is quick fuel for fires. White stated that she takes care of her elderly mom and a disabled daughter in her home and she has to think about getting them out of the home safely if a fire occurs.

Besides safety, quiet, and privacy, White stated she also has concern with noise emanating from the patio where the neighbors might be entertaining or grilling after 10 p.m. She added the patio would be right outside of her bedroom window and wondered if there would be a problem where she would have to call the police for quiet. White asked the Board to abide by the City codes and not grant the patio due to safety, fire and privacy issues.

Chairman Edge asked if there was anyone else that wanted to speak on the matter. Seeing no one come forward, Chairman Edge closed the public hearing.

Parker asked staff to clarify the distance from the house to the property line. Cole stated 76 inches. Parker reminded everyone that the fence is not up for discussion as it is allowed. Dunnavant added that the stairs were grandfathered as well. Chairman Edge mentioned that the BZA does not regulate grill locations. Cole pointed out that the concrete landing in front of the steps is required by code so that could remain as well. Specifically, the concrete landing right in front of the steps would have to stay there (so we are talking about the remainder of the concrete outside the front of the steps as being part of this review).

Parker stated his concern with pads like this is that it is not long before it has a roof over it and it becomes a structure. Chairman Edge asked if the applicant wanted to make it into a structure, would the applicant have to come back in front of the Board. Cole answered yes. He explained the review process for obtaining a permit. Flournoy said he felt the neighbor next door would be calling if that occurred. Chairman Edge concurred.

Chairman Edge asked for a motion.

Flournoy made a motion to approve the request. Hensley seconded the motion.

MOTION CARRIED (5-1) (Opposed by Parker)

New Business

Dunnavant informed the Board that the July meeting date needed to be changed because it was scheduled for a day that City Hall would be closed. She suggested that the meeting be held either on July 6 or July 12th at 10:00 a.m.

A motion was made by Chairman Edge to move the July meeting to July 12th at 10:00 a.m. Flournoy seconded.

MOTION CARRIED (6-0)

ADJOURN

Flournoy motioned to adjourn the meeting at 10:36 a.m. Hensley seconded.

MOTION CARRIED (6-0)

Chairman Skin Edge



City of Newnan, Georgia – Board of Zoning Appeals

Date: April 5, 2022

Application Number: 2022-04

Agenda Item: Variance Requests-84 Wall Street

Prepared and Presented by: Dean Smith, Planner

Purpose: To hear a request for multiple variances: 1. To reduce the front building setback from 40 feet to 10 feet; 2. To increase the size of non-residential temporary storage buildings from 200 square feet to 700 square feet; 3. To allow non-residential temporary storage buildings to be located in the front yard; and 4. To reduce the distance between buildings on the same parcel from 25 feet to 2 feet.

Applicant/Property Owner: David Morris, d/b/a Mr. Carpet
84 Wall Street
Newnan, GA 30263

Zoning: Heavy Industrial District (IHV)

Present Use: Flooring sales/installation

Proposed Use: Flooring sales/installation

Pertinent Regulations: Article 3, Section 3-15, (I) and Article 4, Section 4-32, Table 4-C of the Zoning Ordinance.

Applicant's Position: "...Size of the property is highly restrictive...Variances are necessary to utilize the property...Property is only 100 feet deep...With all setbacks reduced useable area is only 10,000 square feet...building distance of 25 feet is improbable on this land....Property is locked between two railroads and has no adjacent properties...all structures on the property are necessary for everyday business activities...location of structures is essential....all structures were previously located at 85 Wall Street before the tornado destroyed it....reduction of front setback to 10 feet, the same as the rest, reduction of distance setbacks to 0 if possible...can install fire barrier between closest buildings if needed...."

Note: On November 7, 2017, the Board of Zoning Appeals granted a variance to reduce the side and rear building setbacks on this property to 10 feet for a new building project.

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:

The variance requests before the Board of Zoning Appeals were necessitated by the City of Newnan's Code Enforcement actions. The applicant has been issued citations for violations of the City's zoning ordinance. The variance reliefs being sought by the applicant are, in part, to abate the violations and citations issued by the City.

The constraints of the property's size and shape are pre-existing and do not conform to the normal dimensional requirements for a Heavy Industrial District property; however, as this site has developed, and the applicant's business as grown, the offshoot is the need for the variance requests that are before the Board at this time. Furthermore, staff have received no objections from nearby property owners to the requests.

Recommendation:

Options:

- A. Grant the variance request.
- B. Grant the variance request with condition.
- C. Deny the variance request.

Summation: Staff does not have any objection to granting the request, should the Board members deem it appropriate to do so. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Ordinance and would be due to the topography of the property and its lot configuration.

Staff would recommend Option B, that the variances be approved with the condition that the request to reduce the distance between buildings be subject and contingent upon receiving approval from the City of Newnan's Building Department.

Attachments:

Application





LEGEND

- POC POINT OF COMMENCEMENT
 POB POINT OF BEGINNING
 ⊙ IRON PIN FOUND
 ⊙ IRON PIN SET
 ⊙ UTILITY POLE
 — OVERHEAD POWER LINE
 BOC BACK OF CURB

BEARINGS ARE BASED
 ON PLAT BOOK 71
 PAGE 6

Approval Request Page

A. Keep. Tractor trailer, 6-pound carpet padding. Moves approximately every 2-3 months with new trailer or gets restocked by hand. Backed up to dirt dock-high loading dock.

B. Keep. Tractor trailer, 9-pound carpet padding. Moves completely with new trailer every 2 months. Backed up to dirt dock-high loading dock.

C. Keep. Office of sample books, for picking the style to take to customers. Want to keep in same location but can be moved to location **F** for north side of building.

D. Keep. Invoice office room. Book work is done here.

E. Keep. Office of wood samples for picking the style to take to customers.

36 WALL ST
**BOUNDARY AND
 TOPOGRAPHICAL
 SURVEY FOR:**

DAVID MORRIS

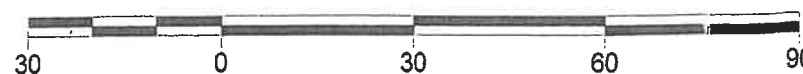
PART LAND LOT 8, 5TH LAND DISTRICT OF COWETA COUNTY,
 GEORGIA, CITY OF NEWNAN

HARBUCK LAND SURVEYORS, INC.

LAND SURVEYOR FIRM NO. 959
 WILLIAM G. HARBUCK
 GEORGIA REGISTERED LAND SURVEYOR NO. 3006
 35 MANSOUR CIRCLE
 NEWNAN, GA. 30263
 TELEPHONE 770-253-5585
 HARBUCKLANDSURVEYORS@GMAIL.COM
 SCALE 1" = 30'
 08.30.2017
 FIELD WORK 08.15.2017



GRAPHIC SCALE IN FEET



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATIONS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67 AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,648 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT, AND WAS NOT ADJUSTED. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 113,389 FEET. THE TYPE OF EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF SAID MAP OR PLAT IS AN ELECTRONIC TOTAL STATION.



CITY OF NEWNAN, GEORGIA

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

NEWNAN
GEORGIA

APPLICATION FOR VARIANCE

Name of Applicant David Morris, Mr. Carpet
Mailing Address 84 Wall Street, Newnan GA 30263
Telephone (770) 254-1011 E-Mail: mrcarpet@mrcarpet.org
Property Owner (Use back if multiple names) _____
Mailing Address _____
Telephone _____
Address/Location of Property 84 Wall Street, Newnan GA 30263
Tax Parcel No: N31 0008 002A, 001
Present Zoning Classification: Heavy Industrial
Present Land Use Mr. Carpet
Intended Use _____

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 thirty (30) 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 4, T4-C of the Zoning Ordinance/Subdivision Regulations: setbacks: front and building distance setbacks.

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?
Size of property is highly restrictive. Variances to setbacks are necessary to utilize the property. Property is ~1/4 the minimum size per table 4-C.
2. What is the existing zoning of the property, including any previously approved modifications, conditions, or proffers?
Zoning of property is Heavy Industrial. Variances have been granted for back and side setbacks of N31 0008 002A. Variances have been granted for all sides of N31 0008 001. All variances are 10' setbacks.

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?
Property is only 100' deep. With all setbacks reduced, useable area is only ~10,000 square feet. Building distance of 25' is improbable on this land. Property is locked between two railroads and has no adjacent properties.
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?
All structures on property are necessary for everyday business activities. Location of structures is essential. All structures were previously located at 84 Wall Street before the tornado destroyed it. Building distance has never been an issue.
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?
Reduction of front setback to 10 feet, the same as the rest. Reduction of distance setback to zero if possible. Can install fire barrier between closest buildings if needed.

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:

- ✓ Plat of property, illustrating existing development and requested variance.
- ✓ Plans or drawings necessary to illustrate the requested variance.
- ✓ Check for applicable fees (\$250.00 Per Variance Requested).
- ✓ 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.

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.

David Morris

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

David Morris

Signature of Applicant(s)

FOR OFFICIAL USE ONLY

RECEIVED BY Dean SmithDATE OF FILING 3/2/22BZA MEETING DATE April 5, 2022

DATE OF NOTICE PUBLICATION _____

ACTION TAKEN (DATE) _____

Table 4-C: Industrial Dimensional Requirements

DIMENSION ↓	ZONING DISTRICT		
	ILT	IHV	PIP
Minimum District Size (Acres)	1	2	5
Minimum Lot Size (Square Feet)	43,560	87,120	43,560
Front Setback¹ (Feet)	Major St.=35/85 Minor St.=35/65	Major St.=40/100 Minor St.=40/65	Major St.=35/85 Minor St.=35/65
Side Setback (Feet)	12'	30'	12'
Street Side² Setback (Feet)	Major St.=35/85 Minor St.=35/65	Major St.=40/100 Minor St.=40/65	Major St.=35/85 Minor St.=35/65
Rear Setback (Feet)	15'	40'	15'
Minimum Bldg. Line Width (Feet)	200'	200'	200'
Minimum Lot Frontage (Feet)	200'	200'	200'
Minimum Lot Depth (Feet)	200'	200'	200'
Principal Building Height (Feet)	35'	35'	35'
Accessory Building Height (Feet)	35'	35'	35'
Maximum Building Coverage (Percent)	70% (Lot)	60% (Lot)	70% (Lot)
Base/Maximum Floor Area Ratio (FAR)	0.50/0.70	0.30/0.50	0.50/0.70
Distance Between Buildings (Feet)	20'	25'	20'

¹ Note that the first number refers to the distance to be set back from the public right-of-way and the second number refers to the distance to be set back from the centerline of the road or street. Both numbers shall be considered when calculating setbacks and the larger number used.

² Note that the first number refers to the distance to be set back from the public right-of-way and the second number refers to the distance to be set back from the centerline of the road or street. Both numbers shall be considered when calculating setbacks and the larger number used.



CITATION

No. CE220014

City of Newnan - Code Enforcement
25 Lagrange St.
Newnan, GA 30263

Violation of City Codes Requiring Citation to be Issued

Subject Address

36 Wall St

Name

David Morris

Date of Citation

1/21/2022

Street Address

36 Wall St

Officer Notes

Front set back isnt within code for the double wide sales trailer. Estimated only 17' off of Wall St and it should be either 35' or 40'.

City/State/Zip

Newnan, GA 30263

Did commit the following offense:

Code	Description
Setbacks- Front Setbacks Zoning Ordinance Article 4 Table 4-C	Front setbacks in different zoning districts vary

NOTICE - You have been served with a citation and summons. If you fail to appear to answer the charge, a warrant may be issued for your arrest. You are hereby ordered to appear in the Municipal Court (770-253-1226) for the City of Newnan, GA at 1 Joseph Hannah Boulevard, at 2:00 pm on the "Court Date" shown below.

Code Enforcement Officer

Chi Anderson 678-673-5480

Court Date

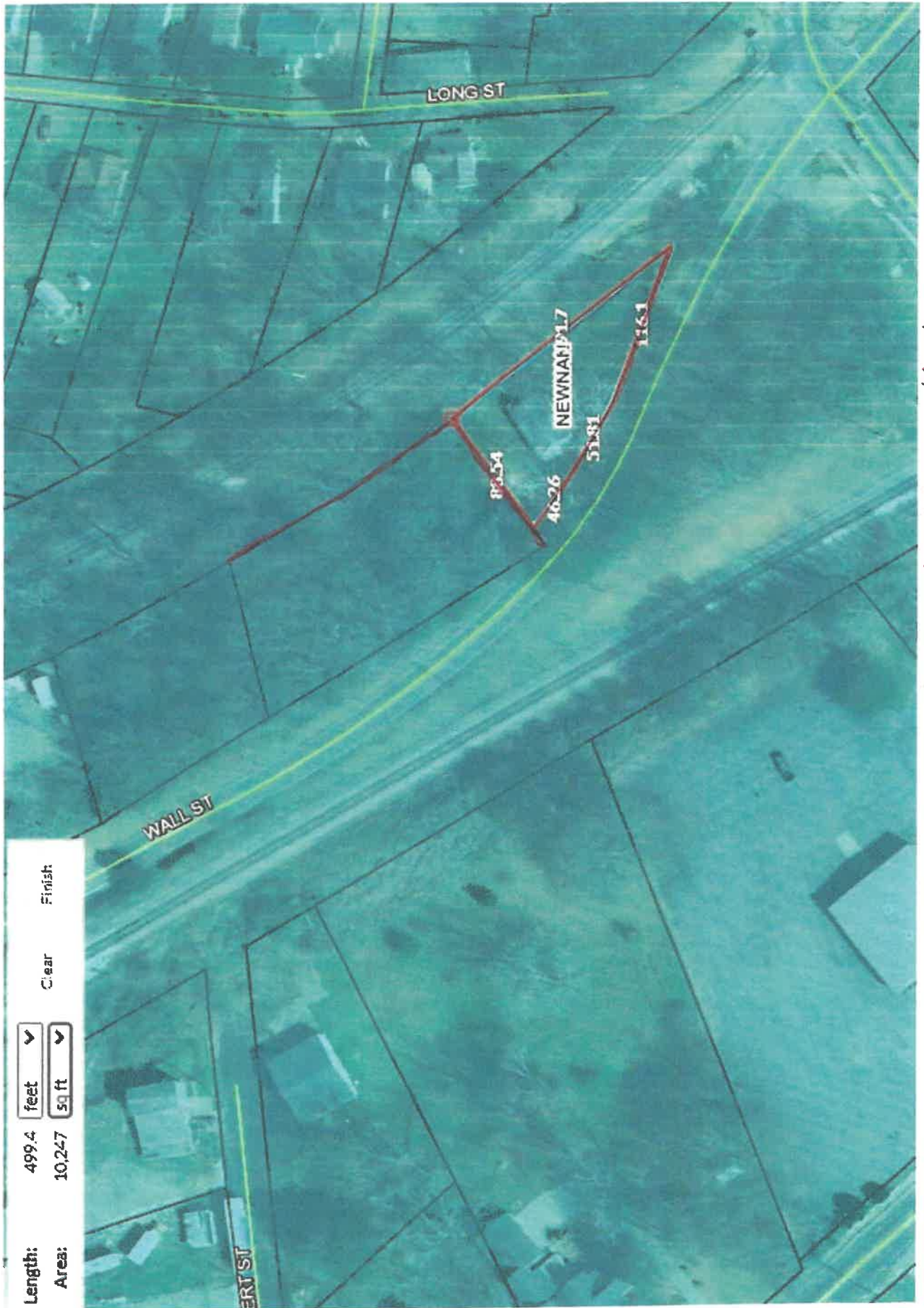
2/24/2022

Signature

Your presence is required to show why penalties are provided for and imposed by section 1-14 of the Code of the City of Newnan should not be imposed for said violation.

CE220014

- 1. Request front setback reduced to 10'.**
- 2. All setbacks on corner property and rear and side setbacks on middle property have already been reduced to 10' by city council.**



* Have already been reduced to 10' setback.



CITATION

No. CE220015

City of Newnan - Code Enforcement
25 Lagrange St.
Newnan, GA 30263

Violation of City Codes Requiring Citation to be Issued

Subject Address

36 Wall St

Name

David Morris

Date of Citation

1/21/2022

Street Address

36 Wall St

Officer Notes

Distance between double wide sales trailer, located in the front permitted building

City/State/Zip

Newnan, GA 30263

Did commit the following offense:

Code	Description
Setbacks- Distance Between Buildings Zoning Ordinance Article 4 Table 4-C	Distance between buildings varies depending on the zoning district of the property

NOTICE - You have been served with a citation and summons. If you fail to appear to answer the charge, a warrant may be issued for your arrest. You are hereby ordered to appear in the Municipal Court (770-253-1226) for the City of Newnan, GA at 1 Joseph Hannah Boulevard, at 2:00 pm on the "Court Date" shown below.

Code Enforcement Officer

Chi Anderson 678-673-5480

Court Date

2/24/2022

Your presence is required to show why penalties are provided for and imposed by section 1-14 of the Code of the City of Newnan should not be imposed for said violation.

Signature

CE220015

- 1. What variance, permit, or special exception approval can we get to reduce the required distance between buildings?**
- 2. Size of property is highly restrictive. Property is ~1/4 the minimum required lot size for Heavy Industrial.**

Mr. Carpet Location from 2000 to 2021 Zoned Heavy Industrial
See A, B, C, D, E Approval Request for structures in this photograph.
Next 2 pages are images of what happened.



Approval Request Page

A. Keep. Tractor trailer, 6-pound carpet padding. Moves approximately every 2-3 months with new trailer or gets restocked by hand. Backed up to dirt dock-high loading dock.

B. Keep. Tractor trailer, 9-pound carpet padding. Moves completely with new trailer every 2 months. Backed up to dirt dock-high loading dock.

C. Keep. Office of sample books, for picking the style to take to customers. Want to keep in same location but can be moved to location **F** for north side of building.

D. Keep. Invoice office room. Book work is done here.

E. Keep. Office of wood samples for picking the style to take to customers.



Tornado March 2021. No insurance on location. Insurance companies would not insure the old building. Approx. \$80,000 lost due to buying new stock, moving, and set-up. New location is 1,200 feet down the same road, same zoning. This is the front view, please see pages 3 and 4.



Kemp surveys tornado-ravaged Coweta County, warns of scammers

5/24

Workers clean up destructed store at Mr. Carpet on Spence Avenue on Saturday, March 27, 2012 in the aftermath of the tornado that tore through Newnan on late Thursday night into Friday. Most of metro Atlanta was spared from major damage, but Bartow and Polk counties - in northwest Georgia - and Coweta County south of Atlanta took the brunt of the impact. Late Friday, the National Weather Service said it was an EF4 tornado with 170-mph winds that hit Coweta. (Hyosub Shin / Hyosub.Shin@ajc.com)



Mr. Carpet 36 Wall St. March 2021 to present. Continued work for all of us to balance out.

1. Size of property is restrictive. Property in is only 21,000 square feet. Property is located between two railroad tracks and only bordering property is also owned by Heather Morris.
2. Requesting variance to front setback of 36 Wall Street to 10 feet. All other variances to setbacks have already been approved by our council.
3. Requesting variance to building distance zoning ordinance.
4. Requesting variance to building size ordinance. (If this violation applies to Heavy Industrial property.)
5. Other properties in area have buildings right beside one another and/or have tractor trailers and other structures used for everyday business purposes¹. Tractor trailers at 36 Wall Street, which are owned by other companies, house merchandise for sale to consumers daily (the same as Arnall Grocery.)¹
6. All structures at 36 Wall Street were previously located at 84 Wall Street before the tornado destroyed the property.
7. Structures on property are not storage sheds. They are showrooms, offices, and carpet padding and are essential to everyday function of the business.

¹ 3 Fairmont Dr. (Parker's Towing), 5 Haynie St. (Wholesale Expo) (*Heavy Industrial*,) Arnall's Grocery (*Commercial*)

N31 0008 003
Grid Properties LLC
Tax value \$12,000

N31 0008 002
Heather Morris
Tax value \$10,500

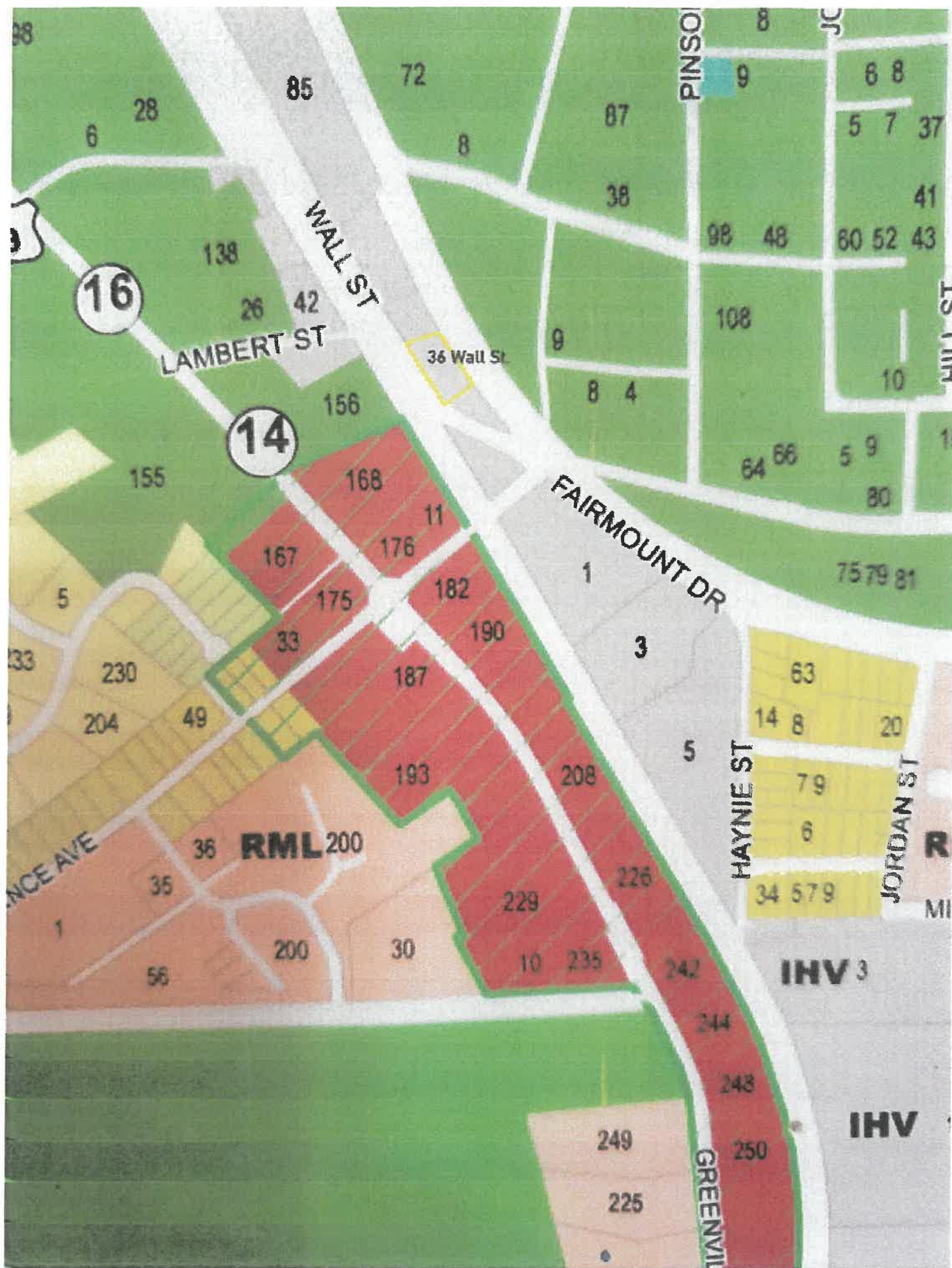
NS
RAILROAD

CSX
RAILROAD

NEWNAN

N31 0008 002A
Heather Morris
Tax value \$96,679

N31 0008 001
Heather Morris
Tax value \$32,599





31 E Washington St
Newark, Georgia
Google
Street View, Jan 2013



Google







3 Fairmont Dr., 5 Haynie St. Heavy Industrial.

Pg. 12



City of Newnan, Georgia – Board of Zoning Appeals

Date: April 5, 2022

Application Number: 2022-05

Agenda Item: Special Exception Request – 44 Pinson Street

Prepared and Presented by: Dean Smith, Planner

Purpose: To hear a request for a special exception use to build a new two-family duplex residential dwelling.

Applicant: Square Foot Ministry
P.O. Box 731
Fayetteville, GA 302014

Property Owner: Hope Global Initiative, Inc.
780 Bruce Jackson Road
Newnan, GA 30263

Zoning: Urban Residential Dwelling District-Historical and Infill (RU-I)

Present Use: Vacant - Residential

Proposed Use: Two-Family Duplex Residential Dwelling

Pertinent Regulations: Article 2, Sec. 2-24, Table 2-B

Applicant's Position: “This will provide affordable housing in the community...this unit will increase property values and enhance the community with new construction and land use...”

Issues for Consideration for a Special Exception

In considering a special exception application, the following factors shall be given reasonable consideration by the Board of Zoning Appeals. The applicant shall address all the following in its statement of justification or special exception plat unless not applicable, in addition to any other standards imposed by this Ordinance:

- a. Whether the proposed special exception is consistent with the Comprehensive Plan.
- b. Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.
- c. The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area.
- d. The glare or light that may be generated by the proposed use in relation to uses in the immediate area.
- e. The proposed location, lighting and type of signs in relation to the proposed use, uses in the area, and the sign requirements of this Ordinance.
- f. The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.

- g. The location and area footprint with dimensions (all drawn to scale), nature and height of existing or proposed buildings, structures, walls, and fences on the site and in the neighborhood.
- h. The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.
- i. The timing and phasing of the proposed development and the duration of the proposed use.
- j. Whether the proposed special exception will result in the preservation or destruction, loss or damage of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.
- k. Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.
- l. The traffic expected to be generated by the proposed use, the adequacy of access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use, all in relation to the public's interest in pedestrian and vehicular safety and efficient traffic movement.
- m. Whether, in the case of existing structures proposed to be converted to uses requiring a special exception, the structures meet all code requirements of the City of Newnan.
- n. Whether the proposed special exception will be served adequately by essential public facilities and services.
- o. The effect of the proposed special exception on groundwater supply.
- p. The effect of the proposed special exception on the structural capacity of the soils.
- q. Whether the proposed use will facilitate orderly and safe road development and transportation.
- r. The effect of the proposed special exception on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality.
- s. Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.
- t. Whether the proposed special exception considers the needs of agriculture, industry, and businesses in future growth.
- u. The effect of the proposed special exception use in enhancing affordable shelter opportunities for residents of the City.
- v. The location, character, and size of any outdoor storage.
- w. The proposed use of open space.
- x. The location of any major floodplain and steep slopes.
- y. The location and use of any existing nonconforming uses and structures.
- z. The location and type of any fuel and fuel storage.
- aa. The location and use of any anticipated accessory use and structures.
- bb. The area of each use; if appropriate.
- cc. The proposed days/hours of operation.
- dd. The location and screening of parking and loading spaces and/or areas.
- ee. The location and nature of any proposed security features and provisions.
- ff. A description of any features above the roof line of any structures.
- gg. The number of employees.
- hh. The location of any existing and/or proposed adequate on and off-site infrastructure.
- ii. Any anticipated odors which may be generated by the uses on site.
- jj. Whether the proposed special exception uses sufficient measures to mitigate the impact of construction traffic on existing neighborhoods and school areas.

Planning Department's Review and Findings:

There was a house on this lot in years past. Information obtained from the City of Newnan's Building Department indicates in 2014, there was a fire that essentially destroyed the structure. The structure was later demolished. The property has remained vacant since that time. The applicant proposes to build a new residential structure for two-family occupancy that will be 1,536 square feet. This size does conform to the surrounding houses' sizes. The community has a variety of existing house sizes and types, both single-family and two-family (duplex) residences already established in the area.

Options:

- A. Approve the special exception.
- B. Deny the special exception.

Recommendation:

Staff recommends Option A, approving the special exception request. The intent of the zoning ordinance requiring duplexes to be special exception uses is to ensure that such a structure is an appropriate fit and use within the fabric of an existing community. Such is the case with this request. Pinson Street and the nearby community is a composite of several house types and different occupancies, i.e., owner occupied versus investment properties, and as such, the proposed new duplex structure will co-exist within this community as component of the overall housing stock within the neighborhood and the comprehensive future land use plan.

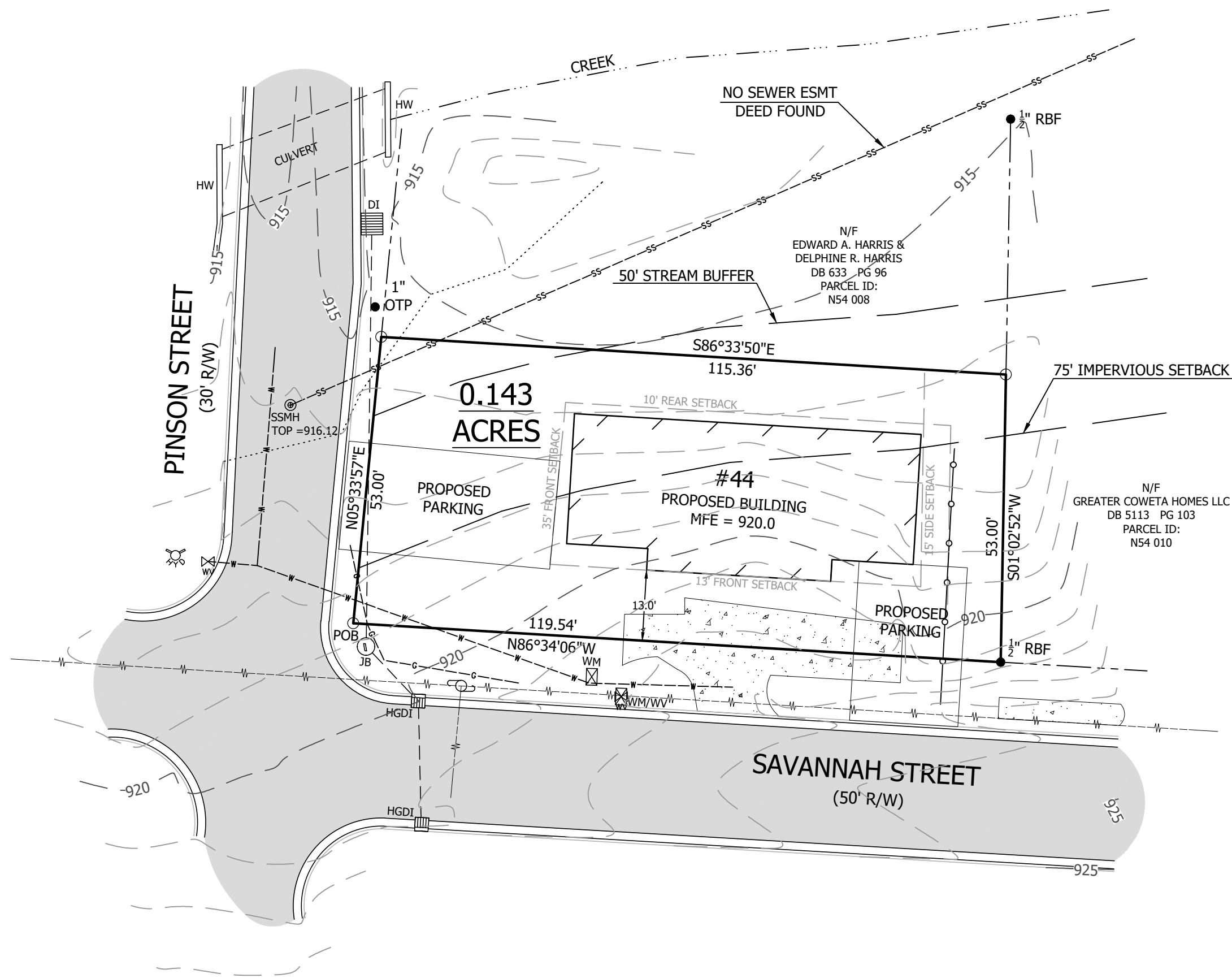
Attachments:

Application
Site plan



SYMBOL LEGEND

- IRON PIN FOUND (RBF)
- 1/2" REBAR SET
- CONCRETE MONUMENT FOUND (CMF)
- UTILITY POLE
- LIGHT POLE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE (SSMH)
- DROP INLET (DI)
- JUNCTION BOX (JB)
- WATER METER (WM)
- POWER METER (PM)
- GAS METER (GM)
- CLEAN OUT (CO)
- WATER VALVE
- GUY WIRE
- CREEK LINE
- CHAIN LINK FENCE LINE
- WATER LINE
- GAS LINE
- OVERHEAD POWER LINE
- PROPERTY LINE
- ADJACENT LOT LINE
- LAND LOT LINE
- ASPHALT AREA
- CONCRETE AREA



PLAT CERTIFICATION:

The field data, completed on 3/2/22, upon which this plat is based has a closure precision of one foot in 28,515 feet and an angular error of 00" per angle point and was unadjusted. This plat has been calculated for closure and is found to be accurate within one foot in 190,682 feet.

The linear and angular measurements shown on this plat were obtained using a Geomax Robotic total station & Geomax Zenith 35 Man GPS.



THE UTILITIES SHOWN ON THIS PLAT WERE TAKEN FROM INFORMATION AVAILABLE AT THE TIME OF THE SURVEY AND MAY OR MAY NOT BE ACCURATE AS TO THE EXTENT AND OR LOCATION OF SAID UTILITIES.

THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

The term "Certification" as used in Rule 180-6-09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

REFERENCES & NOTES

CURRENT OWNER:
MOUNT VERNON FIRST BAPTIST CHURCH

DEEDS:
DB 4239 PG 636

PARCEL ID: N54 009

A PORTION OF THIS PROPERTY IS LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA PER FEMA, FIRM MAP 13077C0231D, ZONE AE, DATED 2/6/2013

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. section 15-6-67.

Mark A. Buckner 3/3/22
Mark A. Buckner GA RLS 2422 Date

SES

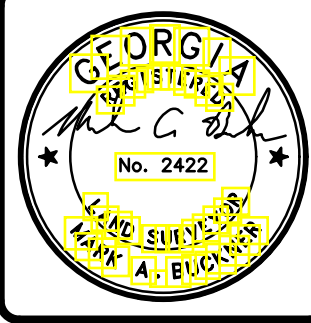
**ENGINEERING
PLANNING
SURVEYING**

"THIS DRAWING IS THE PROPERTY OF SCANLON ENGINEERING SERVICES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN, AND IS NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT, OR REPRODUCED IN WHOLE OR IN PART, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION."

SCANLON ENGINEERING SERVICES, INC.
221 EAST BANK STREET
GRiffin, GEORGIA 30223
PHONE: (678) 967-2051 www.scanloneg.com
★ LST 00089 ★

BOUNDARY / AS-BUILT / TOPOGRAPHIC SURVEY FOR
SQUARE FOOT MINISTRY
LOCATED IN LAND LOT 9 OF THE 5th DISTRICT,
CITY OF NEWNAN, COWETA COUNTY, GEORGIA

Sheet	Description	Date
8		
7		
6		
5		
4		
3		
2		
1		



BOUNDARY /
AS-BUILT /
TOPOGRAPHIC
SURVEY

Review by: MAB
Project #: S220421531

Drawn by: JWS
Date: 3/3/2022

SHEET TITLE
419D
SHEET # 01 OF 01

CITY OF NEWNAN, GEORGIA



Application Form for Special Exception

July 2000
Revised June 2003
Application revised July 2007



CITY OF NEWNAN, GEORGIA

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

\$250 Fee

APPLICATION FOR SPECIAL EXCEPTION

Date Received 03/05/2022

Name of Applicant Square Foot Ministry

Mailing Address P.O. Box 371, Fayetteville, Georgia 30214

Telephone 770-891-1177 E-Mail: kmccormick56@comcast.net

Property Owner (See last page if multiple names) Hope Global Initiative, Inc.

Mailing Address 780 Bruce Jackson Road Newnan, GA 30263

Telephone (678) 850-0582

Address of Property 44 Pinson Street, Newnan, GA

Tax Parcel No.: N54009 Present Zoning Classification RU-1

Proposed Special Exception Use Two-Family Residences Duplex, Set property setbacks to 13' on Front, 35'

The special exception procedure is designed to provide an opportunity for discretionary review of requests to establish or construct uses or structures which have the potential for a deleterious impact upon the health, safety, and welfare of the public or where the impact of the use on the immediate area or the city in general related to traffic, utilities, or other factor requires additional review criteria; and, in the event such uses or structures are approved, the authority to impose such conditions that are designed to avoid, minimize, or mitigate potentially adverse effects upon the community or other properties in the vicinity of the proposed use or structure.

Applicants applying for special exceptions must provide a completed application. Please answer the following criteria questions:

1. Why is the use proposed as a special exception appropriate for the district and area for which it is being applied for?

This will provide affordable housing in the community.

2. How is the proposed special exception a benefit to the surrounding neighborhood and city in general rather than a special privilege to an individual property owner?

This unit will increase property values and enhance the community with new construction and land use.

3. How do the existing zoning district regulations prevent the establishment of the proposed special exception use, and why are such conditions appropriate generally but an exception should be made in this individual circumstance?

Existing zoning allows for this project with Special Exception by the City. There is already two-family residences, duplex.

4. What is the proposed period of time the special exception is requested for?
May, 2022 - open

5. What additional criteria will you proffer to minimize the impact of the special exception on surrounding properties?

The following information must be attached to the completed application:

- a) A letter of intent giving the details of the proposed use of the property which should include, at a minimum, the following information:
 - ✓ What the property is to be used for
 - ✓ The size (in acres if one acre or more and in square feet if less than one acre) of the parcel or tract
 - ✓ The zoning classification which exists at the time of the filing of this application
 - ✓ The number of lots expected (if subsequent subdivision is planned) and/or the number of dwelling units proposed
 - ✓ Dwelling unit size (if applicable)
 - ✓ For non-residential projects, provide the density of development in terms of gross square footage per acre
 - ✓ The number of parking spaces to be provided
 - ✓ The height of buildings
 - ✓ Any proposed buffers and modification to existing buffers
 - ✓ Availability of water and sewer facilities including existing distance to property
- b) Names and mailing addresses of all owners of all property within 250 feet of the subject property. This information can be obtained from the County Tax Assessor records and must be uploaded during the online submission process.
- c) Legal description of property with a metes and bounds description. This description must establish a point of beginning and from the point of beginning give each dimension bounding the property, which the boundary follows around the property returning to the point of beginning. If there are multiple property owners, all properties must be combined into one legal description. If the properties are not contiguous, a separate application and legal description must be submitted for each property. For requests for multiple zoning districts, a separate application and legal description must be submitted for each district requested. A copy of the deed may substitute for a separate description.
- d) A certified plat (stamped and dated) drawn to scale by a registered engineer, architect, land planner, land surveyor, or landscape architect registered in the State of Georgia, which includes the following information:
 - Boundary survey showing property lines with lengths and bearings
 - Adjoining streets, existing and proposed, showing right-of-way
 - Locations of existing buildings dimensioned and to scale, paved areas, dedicated parking spaces, and other improvements on the property

- North arrow and scale
- Adjacent land ownership, zoning and current land use
- Total and net acreage of property
- Proposed building locations
- Existing and proposed driveways
- Lakes, ponds, streams, and other watercourses
- Floodplain, wetlands, and slopes equal to or greater than 20 percent
- Cemeteries, burial grounds, and other historic or culturally significant features
- Required and/or proposed setbacks and buffers
- Other elements as may be requested by the Planning Department Staff to explain application

Submit one (1) copy if the plat is 11" x 17" or smaller. For larger plats up to 36" x 48", submit twenty-five (25) folded copies or one (1) at the larger size plus twenty-five (25) clear copies at 8.5" x 11".

- e) Completed Disclosure of Campaign Contributions and Gifts form.
- f) If the applicant and the property owner are not the same, complete a Property Owner's Authorization form and/or Authorization of Attorney form, both of which are available in the City's online forms portal under the Planning and Zoning folder.
- g) For multiple owners, an attached sheet with signatures duly notarized may be attached.
- h) A community impact study must be submitted if the development meets any of the following criteria:
 - Office proposals in excess of 2000,000 gross square feet
 - Commercial proposals in excess of 250,000 gross square feet
 - Industrial proposals which would employ over 500 persons
 - Multi-family proposals in excess of 150 units

Note: This study shall provide a narrative and include tabular data on the proposed development's impact on schools, roads and streets, and public services including police, fire protection, sanitation, and taxes.

- i) A Development of Regional Impact (DRI) form shall be completed and submitted to the City to be transmitted to the Chattahoochee Flint Regional Development Center for review and comment. To determine whether the proposed use is a DRI, call the Planning Department at 770-254-2354.
- j) Filing fee payable to the *City of Newnan* (**\$250.00 Per Each Request**)

FOR OFFICIAL USE ONLY

RECEIVED BY Dean Smith

DATE OF FILING 3/4/22

BZA MEETING DATE 4-5-22

DATE OF NOTICE PUBLICATION _____

ACTION TAKEN (DATE) _____



City of Newnan, Georgia

Attachment A

Disclosure of Campaign Contributions & Gifts

Application filed on 3-4-2022 for action by the Board of Zoning Appeals on a special exception requiring a public hearing on property described as follows:

44 Pinson Street
Newnan, GA 30263
Parcel Code N54009

The undersigned below, making application for the BZA action, has complied with the Official Code of Georgia Section 36-67A-1, et seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on this form as provided

All other individuals, business entities, or other organizations¹ having a property or other interest in said property subject of this application are as follows:

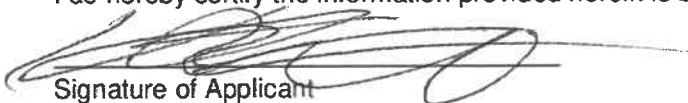
Owner: <u>Hope Global Initiative</u>	Email: <u>luke@hopeglobalnewnan.com</u>
Owner: _____	Email: _____
Owner: _____	Email: _____
Owner: _____	Email: _____

Have you as applicant or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Newnan City Council or a member of the Newnan Board of Zoning Appeals? ☐ Yes ☒ No

If YES, please complete the following section (attach additional sheets if necessary):

Name and Official Position of Government Official	Contributions (List all which aggregate to \$250 or more)	Date of Contribution (Within last 2 years)

I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.


Signature of Applicant

Your Name Here Kevin M Cormick
Type or Print Name and Title Project Mgr.

Signature of Applicant's Representative

Elsie Carolyn Conner 3-4-2022
Signature of Notary Public Date

Your Name Here _____
Type or Print Name and Title _____
ELSIE CAROLYN CONNER
Notary Public - State of Georgia
Fayette County
My Commission Expires Apr 15, 2023
(Affix Raised Seal Here)

¹Business entity may be a corporation, partnership, limited partnership, firm, enterprise, franchise, association, trade organization, or trust while other organization means non-profit organization, labor union, lobbyist or other industry or casual representative, church, foundation, club, charitable organization, or educational organization.

Letter of Intent

Special Exception Application for 44 Pinson Street, GA

Submitted by Square Foot Ministry

Date: March 4, 2022

- 1) What the property is to be used for?
 - a. Construction of a two-family duplex
- 2) The size (in acres if one acre or more and in square feet if less than one acre) of the parcel or tract.
 - a. 6,220 sf
- 3) The zoning classification which exists at the time of the filing of this application
 - a. RU1
- 4) The number of lots expected (if subsequent subdivision is planned) and/or the number of dwelling units proposed
 - a. 1 Structure (Duplex), 2 dwelling units
- 5) Dwelling unit size (if applicable)
 - a. 768 sf per dwelling unit. 1,536 sf total structure
- 6) For non-residential projects, provide the density of development in terms of gross square footage per acre
 - a. N/A
- 7) The number of parking spaces to be provided.
 - a. Two per dwelling unit – total 4
- 8) The height of buildings
 - a. One story. Main structure 9', Roof (from main to top of roof 7.5'
- 9) Any proposed buffers and modification to existing buffers
 - a. Shown on site map
- 10) Availability of water and sewer facilities including existing distance to property
 - a. Existing water and sewer tap on there. City of Newnan Utilities.

Legal Description of Property – 44 Pinson Street Newnan GA

All that tract or parcel of land lying and being in Land Lot 9 of the 5th District, City of Newnan, Coweta County, Georgia, and being more particularly described as follows:

BEGINNING at a points at the intersection of the easterly right-of-way of Pinson Street (30' R/W) and the northerly right-of-way of Savannah Street (50' R/W); thence along the easterly right-of-way of Pinson Street North 05°33'57" East, a distance of 53.00 feet to a point; thence leaving said right-of-way South 86°33'50" East, a distance of 115.36 feet to a point; thence South 01°02'52" West, a distance of 53.00 feet to a 1/2 inch rebar found on the northerly right-of-way of Savannah Street; thence along said right-of-way North 86°34'06" West, a distance of 119.54 feet to a point, being the POINT OF BEGINNING.

Said tract contains 0.143 acres or 6220 square feet.



City of Newnan, Georgia
Attachment A

Property Owner's Authorization for Variance or Special Exception

The undersigned below 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 or special exception for property described below and in the attached application.

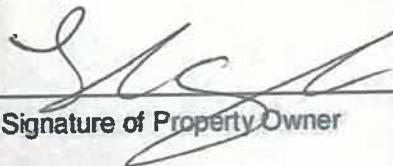
Name of Property Owner Hope Global Initiative, Inc.

Applicant for Variance Application Square Foot Ministry

Telephone Number Hope Global 678-850-0582 Square Foot Ministry 770-891-1177

Address of Subject Property 44 Pinson Street, Newnan, GA

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

Timothy Luke Ayers who personally appeared before me and who swears the information
Property Owner's Printed Name

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

Quinhada Igon
Notary Public

03/03/2022





March 28, 2022

Re: Update on the Variance request by Newnan-Coweta Habitat for Humanity for 8 East Broad Lane, which is zoned RU-2. The applicant is asking for a variance to reduce the minimum length for a driveway from the required 19 feet to 17 feet. The driveway minimum length requirements are outlined in Section 12.2.b. of the City of Newnan's Subdivision Regulations.

Dear Board of Zoning Appeals member:

When the application was submitted, staff determined that the driveway fell two feet short of the minimum length requirement for a driveway along a public street (measuring 17 feet instead of the required 19 feet). However, with East Broad Lane being a private street, staff subsequently determined that the 17-foot driveway meets the minimum length requirement for a driveway along a private street.

Accordingly, staff has requested that the application be withdrawn and this case not be heard at the April 5, 2022 meeting. If you have any questions, please call 678-673-5488.

Sincerely,

Chris Cole

Chris Cole
Planner