



CITY OF NEWNAN
Board of Zoning Appeals
Meeting Minutes
April 5, 2022
10:00 a.m.

Board Members in Attendance: Cliff Smith, Sally Hensley, Willie Walton, Kris Lovell

Board Members Absent: Skin Edge, Ken Parker, Frank Flournoy

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

CALL TO ORDER

Vice 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

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

MOTION CARRIED (4-0)

Variance Request – 84 Wall Street – 2022-04

Vice Chairman Lovell opened a public hearing on a variance request by David Morris to 1) reduce the front building setback from 40 feet to 10 feet; 2) 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.

Dean Smith stated the applicant's position as 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 Dean Smith stated that 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.

Dean Smith stated that 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.

Dean Smith stated that staff would recommend 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.

Vice Chairman Lovell asked if the board had any questions for staff.

There being no questions for staff the applicant David Morris was sworn in by Brad Sears.

Mr. Morris stated to the board that he is just trying to run his business. There being no questions for the applicant, Vice Chairman Lovell closed the public hearing.

A motion was made by Hensley to approve with the variance requests with the condition that variances 2 and 3 be granted for this business, Mr. Carpet only.

Walton seconded the motion.

MOTION CARRIED (4-0)

Special Exception Request – 44 Pinson Street 2022-05

Dean Smith presented the applicant's case: The applicant stated this will provide affordable housing in the community...this unit will increase property values and enhance the community with new construction and land use.

Dean Smith stated that staff recommends 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 coexist within this community as component of the overall housing stock within the neighborhood and the comprehensive future land use plan.

Vice Chairman Lovell asked if there were any questions for staff. There being none the applicant Kevin McCormick was sworn in by Brad Sears.

Mr. McCormick stated that what Hope Global and Square Foot Ministries wanted to do is create affordable housing for the victims of the tornado.

Walton asked where the home would be located, Dean Smith stated it would be located at 44 Pinson Street.

Cliff Smith asked about elevations and what exactly they were going to build. Dean Smith stated that the elevations were not included in the presentation. Dean Smith then pulled them up on the computer for the Board to see. Dean Smith said they would be built with cement board and brick on the outside.

A motion was made by Cliff Smith to approve the Special Exception Request. Walton seconded.

MOTION CARRIED (4-0)

Tracy Dunnavant informed the board that 8 East Broad Lane had been withdrawn.

New Business

None

ADJOURN

Hensley motioned to adjourn the meeting at 10:14 a.m. Smith seconded.

MOTION CARRIED (4-0)



Chairman Skin Edge