



NEWNAN
GEORGIA • CITY OF HOMES

City of Newnan **Board of Zoning Appeals**

Agenda for April 2, 2024 Board of Zoning Appeals Meeting
10:00 AM, Richard A. Bolin Council Chambers, City Hall

1. Call to Order
2. Approval of Minutes
 - a. March 5, 2024 Minutes
3. Public Hearings
 - a. Variance Request - 26 Tuxedo Avenue - 2024-11
4. Other Business
5. Adjourn

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

Phone: 770-254-2354

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CITY OF NEWNAN
Board of Zoning Appeals
Meeting Minutes
March 5, 2024
10:00 a.m.

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

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

CALL TO ORDER

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

READING OF THE MINUTES

Chairman Edge asked the Board if they had reviewed the February 6, 2024 meeting minutes. Lovell motioned to approve the minutes. Flournoy seconded the motion.

MOTION CARRIED (4-0)

Variance Request – 55 Jackson Street – 2024-08

Chairman Edge stated that the applicant would like to continue this hearing until the May meeting. Parker made a motion to continue the Variance Request hearing on 55 Jackson Street until the May 7, 2024 meeting. Lovell seconded the motion.

(MOTION CARRIED 4-0)

Variance Request – 47 Reynolds Street – 2024-07

Chairman Edge opened the public hearing. Dean Smith gave the staff report. He stated the applicant is seeking setback reductions from 26.5 feet to 15 feet on the front; from 47.8 to 42 feet on the rear; and a height variance from 15.25 to 26 feet. Dean Smith said this property is in the RUI district where everything is based on averages. Parker asked if there were any other 2-story duplexes or multi-family buildings in the area. Dean Smith stated that there are others on Johnson and Hill Streets.

Parker asked if the City is okay with a duplex being built in the historic district. Dean Smith stated that a duplex is allowed under the current zoning.

The applicant, Ken Horn, was sworn in by Brad Sears.

Horn stated that he has several rental properties in Newnan and building a duplex would allow him to maximize the use of the property.

Chairman Edge asked if the duplex would be a rental unit. Horn stated that it would.

Chairman Edge asked if there was anyone present to speak in favor/opposition of the application. Seeing no one come forward, Chairman Edge closed the public hearing.

Flournoy made a motion to approve the variance requests at 47 Reynolds Street. Lovell seconded the motion.

MOTION CARRIED (4-1 {Ken Parker})

Variance Request – 96 Savannah Street – 2024-09

Chairman Edge opened the public hearing.

Dean Smith gave the staff report. He stated this case is very similar to the previous one and added the applicant was seeking setback reductions from 22.5 feet to 5 feet on the east side; from 45.5 to 35.5 on the rear; and a height variance from 16.2 feet to 25 feet. Dean Smith said the property has a stream on it, which requires buffers that affect the buildable area. Therefore, they are also asking that the impervious stream buffer setback be eliminated. He added staff contacted Michael Klahr, City Engineer, and he stated that the City is willing to work with the applicant if the variance is approved. Dean Smith informed the Board that this duplex has the same floor plan as the previous case.

Parker asked if they were requesting a reduction in the stream buffer. Dean Smith stated yes and added that the applicant understands they will have to satisfy the Engineering Department in order to build the duplex. Parker asked if there needed to be any specific language related to the buffer included in the motion. Dean Smith stated that the approval should be subject to the applicant meeting all requirements of the Engineering Department.

Applicant, Keith Gettinger, was sworn in by Brad Sears.

Gettinger stated that he lives in Newnan and loves to build new homes. He added that he does not build junk and believes this building will be a great addition to the downtown area.

Lovell asked if there would be a patio. Gettinger stated there would not be a patio.

Chairman Edge asked if there was anyone present to speak in favor/opposition of the application.

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

Lovell made a motion to approve the variance and buffer requests at 96 Savannah Street subject to the applicant meeting the requirements of the Engineering Department. Parker seconded the motion.

MOTION CARRIED (4-0)

Variance Request – 500 Ashley Park Boulevard – 2024-10

Dean Smith gave the staff report. He stated this request is for a height variance from 40 feet to 59 feet for two attached hotels that will be constructed close to Art & Jakes.

The applicant Josh Chapman was sworn in by Brad Sears.

Chapman stated the retention pond is impacting the layout for the site. He discussed the hotels and why they needed to be 5 stories.

Parker asked if it was going to be 2 hotels on 1 parcel. Chapman stated that it was.

Edge asked if there would be a rooftop restaurant. Chapman said there would not be a rooftop restaurant.

Chairman Edge asked if there was anyone present to speak in favor/opposition of the application.

Seeing no one come forward, Chairman Edge closed the public hearing.

Flournoy made a motion to approve the variance request at 500 Ashley Park Boulevard. Lovell seconded the motion.

MOTION CARRIED (4-0)

Cliff Smith made a motion to approve the variance request at 3 Alpine Drive. Flournoy seconded the motion.

MOTION CARRIED (7-0)

New Business

Dunnavant informed the Board that there would be an April meeting.

Flournoy motioned to adjourn the meeting at 10:20 a.m. Parker seconded.

MOTION CARRIED (4-0)

Chairman Edge



City of Newnan, Georgia – Board of Zoning Appeals

Date: April 2, 2024

Application Numbers: 2024-11

Agenda Item: Variance Request – 26 Tuxedo Avenue

Prepared and presented by: Dean Smith, Senior Planner

Purpose: To hear a request for continuance on a variance application concerning 26 Tuxedo Avenue

Applicant/Property Owner: Erica Bohannon
904 North Park Street
Carrollton, GA 30117

Primary Zoning: Urban Residential Single-Family Dwelling District – High Density (RU-7)

Present Use: Single-Family detached residential structure

Proposed Use: Addition to existing structure

Pertinent Regulations: Articles 2, 4 and 7 of the Zoning Ordinance

Please see the attached email request from the applicant/property owner, Erica Bohannon, requesting that the hearing for 26 Tuxedo Avenue be continued until the May 7, 2024 Board of Zoning Appeals meeting date.

Due to the fact that the City has advertised the hearing for the April 2, 2024 meeting, the Board of Zoning Appeals will have to meet to vote on the applicant's request.

Options:

1. Approve the continuance request
2. Deny the continuance request
3. Other direction as deemed appropriate by the BZA

Recommendation:

Staff recommends Option 1.

Dean Smith

From: erica bohannon
Sent: Thursday, March 28, 2024 8:37 AM
To: Dean Smith
Subject: Re: 26 Tuxedo Avenue

Hey Good morning Mr. Dean Smith this is Erica Bohannon I'm writing you this morning because I'm asking can you Sir and the Board of zoning Appeal to Please extend my variance request to May7 due to McCann Land and surveyors will not be out till today which is 3/28/24 at 10am so we will know what are the exact setbacks to ask for the variance. I am defiantly in agreement with the continuance of this variance request. I would defiantly love to carry out my grandma wishes of her sunroom thank you and have a blessed morning Sir.