



**NEWNAN**  
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## City of Newnan **Board of Zoning Appeals**

Agenda for August 6, 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. Approval of July 2, 2024 Minutes
3. Public Hearings
  - a. Variance Request - 16 Parks Avenue
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](mailto:tdunnavant@newnanga.gov)



**CITY OF NEWNAN**  
**Board of Zoning Appeals**  
**Meeting Minutes**  
**July 2, 2024**  
**10:00 a.m.**

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

Board Members Absent: Skin Edge

Others in Attendance: Tracy Dunnavant, Planning & Zoning Director  
Samantha Wood, Planning & Zoning Administrative Assistant  
Dean Smith, Senior Planner  
Chris Cole, Senior Planner  
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 June 4, 2024 meeting minutes. Flournoy motioned to approve the minutes. Hensley seconded the motion.

**MOTION CARRIED (6-0)**

**Variance Request – 83 Canyon View Drive – 2024-15**

Cole presented to the board that the applicant, Jorge Mendoza, would like to request his item be continued to the October 1<sup>st</sup>, 2024 meeting.

Hensley made a motion to continue the variance request at 83 Canyon View Drive to the October 1<sup>st</sup>, 2024 meeting. Flournoy seconded the motion.

**MOTION CARRIED (6-0)**

**Variance Request – 16 Parks Avenue – 2024-16**

Cole presented to the board that the applicant, Thomas Raymer, would like to request his item be continued to the October 1<sup>st</sup>, 2024 meeting.

Flournoy made a motion to continue the variance request at 16 Parks Avenue to the October 1<sup>st</sup>, 2024 meeting. Hensley seconded the motion.

**MOTION CARRIED (6-0)**

**Variance Request – 16 Wheat Street – 2024-17**

Smith presented to the board that the applicant, Dwight Parks, would like to withdraw his application for the variance request at 16 Wheat Street.

Flournoy made a motion to approve the withdrawal of the variance request at 16 Wheat Street. Parker seconded the motion.

**MOTION CARRIED (6-0)**

**Variance Request – 25 Mansour Circle – 2024-18**

Smith presented to the board that the applicant, Kathryn Owen, would like to request their item be continued to the October 1<sup>st</sup>, 2024 meeting.

Hensley made a motion to continue the variance request at 25 Mansour Circle to the October 1<sup>st</sup>, 2024 meeting. Flournoy seconded the motion.

**MOTION CARRIED (6-0)**

**New Business**

Dunnavant let the board know that there would not be a meeting in August or September unless a case comes in for the Board.

**ADJOURN**

Flournoy made a motion to adjourn the meeting at 10:13 a.m. Parker seconded.

**MOTION CARRIED (6-0)**

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Chairman Edge



**City of Newnan, Georgia – Board of Zoning Appeals**

Date: August 6, 2024

Application Number: 2024-16

Agenda Item: Variance Request – 16 Parks Avenue

Prepared and Presented by: Chris Cole, Senior Planner

**Purpose:** To hear a request to withdraw a variance application for property identified as 16 Parks Avenue.

**Applicant/Property Owner:** Thomas and Karyn Raymer – Applicants/Owners  
16 Parks Avenue  
Newnan, GA 30263

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

**Present Use:** Single Family Residence

**Proposed Use:** Accessory Garage containing an Accessory Residential Apartment

**Pertinent Regulations:** The garage size requirements are outlined in Section 3-12(L)(3) and the accessory building height requirements are outlined in Section 4-32(a), Table 4-A of the City of Newnan's Zoning Ordinance.

Please see the attached email request from Tom and Karyn Raymer requesting that their variance application be withdrawn for 16 Parks Avenue. Due to the fact that the City advertised for the applicants' public hearing for the July 2, 2024 Board of Zoning Appeals meeting (at which the item was continued to the October 1, 2024 meeting at the request of the applicants), the Board will have to meet to vote on the applicants' withdrawal request.

**Options:**

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

**Recommendation:**

Staff recommends Option 1.

## Chris Cole

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**From:** Tom Raymer <vmxdad@yahoo.com>  
**Sent:** Tuesday, July 16, 2024 1:56 PM  
**To:** Chris Cole  
**Subject:** Raymer 16 Parks Cancel Variance

Chris,

This is to inform your office that we are requesting our Variance Application for the building of our 2 story garage with upper apartment be cancelled.

We have redesigned the project to be within all code requirements and will proceed with the Building department.

Please advise if our application fee can be refunded.

Thank you,

Thomas and Karyn Raymer  
16 Parks ave. Newnan, GA 30263

678 603 3567

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