



# COWETA COUNTY

PLANNING & ZONING

22 East Broad Street  
Newnan, GA 30263  
[www.coweta.ga.us](http://www.coweta.ga.us)  
770-254-2635  
Fax - 770-254-2606

To: Coweta County Board of Zoning Appeals

From: Angela White, Zoning Administrator

Date: August 23, 2010

Re: Conditional Use Permit Request  
Heritage School Inc  
2093 N Hwy 29, Newnan  
Petition #ZA 016-21  
Tax I.D. # 084 5140 009A  
“3rd” Commission District

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The subject property is approximately 72.97 ± acres located at 2093 N Highway 29 and is the home of the Heritage School of Newnan. The campus began at this location in the early 70's with a main classroom/administration building. Over the years, the school has grown with increased enrollments. The school is currently composed of Lower School, Middle School and Upper School. Attendance has topped 500 with continuing growth in the Community.

As the Coweta County Zoning & Development Ordinance was expanded to address the needs of a growing county, the requirements for Schools and the related Conditional Use Permits began. In 2007, the school's growth had needs for a new maintenance facility, a classroom building, an art center and a gymnasium. In 2011, an additional 5,400 sq. ft. classroom facility was added. Then in 2017, an administrative complex was added as an independent structure. This allowed the school to renovate the previous building for more classrooms. During this time, recreational fields and walking paths have been added.

This request includes a Master Plan that the Board of Directors has set forth as their future mission. After discussion with staff, it was recommended that the School submit its Master Plan for consideration so that it could be reviewed as a comprehensive campus as well as reducing the number of applications that would need to come to the Board over the years. With that, the Heritage School submits this request which would address the remainder of its Master Plan structures for the future. It includes the following:

- A 10,000 to 12,000 square foot classroom building for the Middle School, identified as Building #7 (Goal would be to have constructed and operating in Fall 2021)
- Baseball field #21
- Practice football field #22

- Multi-purpose field #23
- Additional Tennis Court #19
- Play Field #17
- Future Performing Arts Building #16

The applicant proposes to utilize complimentary architectural materials such as brick, stone, block and metal utilized in its current campus design.

Brief descriptions of staff comments regarding this request are as follows:

### **Building Department**

The building department has no issue with granting this request although all construction must comply with the current adopted codes of Coweta county at the time of application for permits.

### **Fire Department**

No comments

### **Environmental Health**

The CCEHD has no objection to the above referenced CUP. This facility is connected to municipal sewer. If you have any questions, please contact our office.

### **Water & Sewer**

No concerns

### **Development Review**

After review of this application the development division offers the following:

1. At the time of site development review for the future proposed facilities a parking needs evaluation will need to be submitted and reviewed with the predevelopment site plan package ensuring that the facilities have adequate parking and queuing to prevent traffic from backing up into public rights-of-way.
2. The concept site plan provided does not consider stormwater management. All drainage basins shall be considered and shall meet the Article IV Ordinance requirements.

Otherwise we have no objections to the issuance of the CUP.

### **Public Works Department**

The Public Works Department has reviewed the CUP application and conceptual layout for the expansion of the Campus at the Heritage School. Based upon our review, we offer the following suggested conditions:

1. The applicant shall add a new and separate access point to US 29 from the area containing the hub of campus buildings and parking areas. The two existing drives to the main campus join together to allow only a single point of access to the school buildings and parking areas. A permit from the Georgia Department of Transportation will be required for the new access point to US 29 and all requirements of GDOT must be satisfied.

2. Access from the proposed Madras Connector to the proposed athletic fields on the north and south sides of this roadway shall be limited to the proposed western-most drive locations. Turn lanes will be required at these entrances.

## **Georgia DOT**

No comment

## **Community Development**

The consideration of a Conditional Use Permit request must be viewed through the following eleven factors as provided for under *Article 28, Section 284.1 of the Coweta County Zoning and Development Ordinance*:

1. Whether the conditional use will permit a use that is suitable in view of the use and development of adjacent and nearby property.

*Response: The Heritage School was founded in 1969 and opened its doors at this location in the Fall of 1970. The School has grown in number, thus transitioning the need for additional buildings to support its mission. However, the School has maintained a presence among the tree canopy providing a natural setting for the school, and not diminishing the adjoining residential neighborhoods with a commercial design.*

2. Whether the conditional use will adversely affect the existing use or usability of adjacent or nearby property.

*Response: As noted, the landscaping and campus design has been developed to gently place the school within a natural setting while not causing attention to the busyness that can be associated with a school campus. The population has also been maintained such that it does not overflow the natural setting.*

3. Whether or not the special circumstances contribute to the request is peculiar to the particular property involved.

*Response: N/A*

4. Whether the conditional will result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

*Response: Improvements have been incorporated to properly address the campus growth by our Public Works and Development Departments.*

5. Whether there is other existing or changing conditions affecting the use and development of the property, which gives supportive grounds for either approval, or disapproval of the conditional use.

*Response: N/A*

6. Whether or not the situation for which the request is being made poses an unnecessary hardship for the applicant.

*Response: The Heritage School has been in this location since 1970. The consideration of a Master Plan will allow them to plan smart growth on the 70+ acre site that they've called home for 50+ years.*

7. Whether or not the request is due to an intentional action of the applicant to violate the requirements of this ordinance.

*Response: No. This allows everyone to know the future goals of the school without a piecemeal approach.*

8. The available existing street system is adequate to efficiently and safely accommodate the traffic, which will be generated by the proposed use or development.

*Response: The Public Works Director has provided improvements requirements which will serve to accommodate the growth.*

9. The existing public utilities, facilities and services are adequate to accommodate the proposed use or development.

*Response: Based upon staff comments, conditions are provided to properly serve the expanding campus.*

10. The use or development does not generate or cause conditions such as noise, light, glare or odor, or similar objectionable features which would reduce the value, use or enjoyment of surrounding properties.

*Response: With the goals of the school and the review of our staff, the goal is to ensure a continued relationship to ensure the adjoining community is not impacted by future growth of the school campus.*

11. The proposed building(s) are not out of character with the surrounding area and zoning district in terms of building construction and general aesthetic appearance to the extent that the proposed building will have a detrimental impact on the value of nearby homes, businesses, or other properties.

*Response: No. The desire of the school is for any expansion to reflect the existing architectural design of the campus.*

**Should the Board of Zoning Appeals recommend approval for the request, the Community Development Department is recommending that the applicant meet the following conditions:**

1. The applicant shall add a new and separate access point to US 29 from the area containing the hub of campus buildings and parking areas. The two existing drives to the main campus join together to allow only a single point of access to the school buildings and parking areas. A permit from the Georgia Department of Transportation will be required for the new access point to US 29 and all requirements of GDOT must be satisfied. Said requirement to be completed prior to certificate of occupancy of any future
2. Access from the proposed Madras Connector to the proposed athletic fields on the north and south sides of this roadway shall be limited to the proposed western-most drive locations. Turn lanes will be required at these entrances.
3. At the time of site development review for the future proposed facilities a parking needs evaluation will need to be submitted and reviewed with the predevelopment site plan package ensuring that the facilities have adequate parking and queuing to prevent traffic from backing up into public rights-of-way.
4. The school should provide an appropriate pedestrian connection to the athletic field that is across the road from the future Madras Connector.
5. All drainage basins shall be considered and shall meet the Article IV Ordinance requirements for stormwater management.
6. The school shall agree to work with the county, in good faith, to address any concerns or complaints related to odor, glare, noise or similar objectionable features.
7. All applicable requirements of the Fire, Environmental Management or Building Department shall be met.
8. The applicant shall comply with all requirements of Coweta County's Stormwater Management, Soil Erosion & Sedimentation Control, and Wetlands Protection Ordinances.
9. Lighting shall be established so adjacent properties and roadways are not adversely affected, and to preclude glare onto or direct illumination of adjacent properties and streets incorporating pedestrian scaled and downcast lighting.
10. Any building addition shall match the existing architectural materials and design features.

**The Public Hearing for this request is scheduled for Thursday, April 22, 2021 at 6:00 PM at the Board of Commission Chambers, 37 Perry St, Newnan, GA.**

**The applicant or his/her designated representative is recommended to be present at the Public Hearing.**

**c: Thomas Crymes, Chairman of Building and Grounds**