



**Ben Sewell, Director**  
22 East Broad St.  
Newnan, GA 30263  
[www.coweta.ga.us](http://www.coweta.ga.us)  
770-254-2635  
Email: [bsewell@coweta.ga.us](mailto:bsewell@coweta.ga.us)

To: Coweta County Board of Commissioners

From: Nicole K. Blackwell, Zoning Coordinator

Date: April 20, 2026

Subject: Rezoning Request

From: RC (Rural Conservation)

To: RC w/ LDGS Point Exception (Rural Conservation with Land Development Guidance System Point Exception)

Applicant: Robert K. Matteri, Kathryn J. Lannin, & Carole L. Matteri, c/o Steven L. Jones

Location: 296 Fischer Spur Rd, Hudgens Rd, Palmetto Tyrone Rd, Newnan (±51.21 acres)

Petition: REZONE 26-002

Tax ID #: 130-6082-001

4<sup>th</sup> Commission District

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The subject property consists of approximately 51.21 acres located at 296 Fischer Spur Road in Newnan and is zoned RC (Rural Conservation). The property is bordered by Fischer Spur Road to the west, Palmetto Tyrone Road to the northeast, and Hudgens Road to the east and southeast.

The applicants, Robert K. Matteri, Kathryn J. Lannin, and Carole L. Matteri (represented by attorney Steven L. Jones), are requesting to reclassify the subject property from RC (Rural Conservation) to RC w/ LDGS Point Exception (Rural Conservation with Land Development Guidance System Point Exception).

The Land Development Guidance System (LDGS), first adopted by the Board of Commissioners on October 1, 2019, was established to direct subdivision developments to allowable locations within the RC – Rural Conservation district. Subdivision density is guided by the LDGS, which assigns each property a numerical score based on infrastructure and location. Higher scores indicate areas more suitable for higher residential densities.

Currently, the subject property has an LDGS score of 5 points, which, according to the LDGS, requires a minimum lot size of five (5) acres, limiting the number of lots to 10. The proposed request would allow the development of a single-family residential subdivision consisting of 23 lots, each with a minimum lot size of two (2) acres.

Subdivision types allowable by right in the RC district include:

Subdivision Type	Minimum LDGS Points Required	Lot Size/Description
CSD – Conservation Subdivision	6 points	Clustered lots w/ open space preservation
EL-2 – Estate Lot (2-acre minimum)	6 points	Conventional 2-acre minimum lots
EL-A – Estate Lot w/ Averaging	No minimum	Flexible averaging maintaining overall rural density
EL-5 – Estate Lot (5-acre minimum)	No minimum	Large-lot rural development pattern

The applicants seek to develop this area at a density equivalent to that of an LDGS score of 6, thereby allowing EL-2 (Estate Lot – two-acre minimum) subdivision standards within the RC district.

The subject property contains an existing barn measuring approximately 42 feet by 39 feet, according to tax records. Adjacent properties are zoned RC (Rural Conservation). Properties to the southeast and southwest have a LDGS score of 6 or greater, while properties to the east, north, and west have scores below 6.

Several nearby subdivisions were created prior to the adoption of the LDGS, as summarized below:

- **Virginia Quail Plantation** – Located to the southeast; created in 1993; includes 4 lots, each less than 1 acre.
- **Jackson’s Creek** – Located to the southwest; created in 2016; includes 27 lots ranging from 1 to 1.65 acres, with designated open space.
- **Logan Acres** – Located to the west; created in 2007; includes 3 lots ranging from 4 to 7.25 acres.
- **Clearview Estates** – Located to the northwest; created in 2015; includes 25 one-acre lots with common open space.

**The Community Development Zoning Department submits the following highlighted Factors of Review for consideration:**

- 1) Surrounding development includes a mix of lot sizes, including subdivisions established prior to the adoption of the LDGS with smaller lot sizes.
- 2) The property lies within the Suburban Residential Character Area of the Coweta County Comprehensive Plan, where corresponding zonings include RC (Rural Conservation).
- 3) The property lies within the Growth Maintenance Tier of the Growth Strategy Map of the Coweta County Comprehensive Plan. This growth strategy indicates that infill should be encouraged and new development should be directed to gaps rather than expanding outward to lessen the need for new services and infrastructure.
- 4) The Comprehensive Plan appears to support the requested points exception from the Land Development Guidance System (LDGS) – provided that the development blends with the surrounding neighborhood (including in lot sizes, building separation, and setbacks from roadways), and that all necessary infrastructure is provided concurrently.

**Should the Board of Commissioners choose to approve this request, the Community Development Department submits the following conditions for consideration:**

- 1) The development shall contain no more than 23 lots, each with a minimum lot size of two (2) acres.
- 2) The developer shall design and provide construction plans for the realignment of Hudgens Road at its approach to Palmetto Tyrone Road, to be approved by Coweta County Public Works.
- 3) The developer shall either construct the realignment of Hudgens Road and its intersection with Palmetto Tyrone Road or shall reimburse the County for the cost of such project if the construction is performed by the County or contracted by the County.
- 4) The developer shall dedicate the necessary right-of-way for the realignment of Hudgens Road before Land Disturbance Permit issuance if the County is to build the realignment project or with the final plat if the realignment will be built by the County.
- 5) The developer shall dedicate the necessary amount of right-of-way along Hudgens Road and Fischer Spur to provide a minimum of 40 feet of right-of-way from the centerline of the roads concurrent with final plat approval.
- 6) The permit applicant shall be responsible for stormwater management meeting the requirements of Chapter 30 of the Coweta County Code of Ordinances for each subbasin and each shall be studied at the points where each subbasin leaves the proposed development's property. Additionally, it is required that Runoff Reduction practices be implemented upgradient from the detention/retention ponding to help avoid maintenance concerns and provide a treatment train approach as intended by the ordinance unless a feasibility determination can be supported by staff.
- 7) The applicant shall obtain a land disturbance permit within an 18-month period beginning the next business day following approval by the Board. If the applicant fails to do so, the Board may initiate rezoning of the property.

A brief description of staff comments regarding this request are as follows:

**Public Safety**

*Public Works:*

Recommended conditions from Public Works:

1. The developer shall design and provide construction plans for the realignment of Hudgens Road at its approach to Palmetto Tyrone Road, to be approved by Coweta County Public Works.
2. The developer shall dedicate the necessary right-of-way for the realignment of Hudgens Road.
3. The developer shall either construct the realignment of Hudgens Road and its intersection with Palmetto Tyrone Road or shall reimburse the County for the cost of such project if the construction is performed by the County or contracted by the County.
4. The developer shall dedicate right-of-way along Hudgens Road and Fischer Spur to provide 40 feet of right-of-way from the centerline of the roads.

## **Community Development**

### *Development Review:*

The Land Development Guidance System (LDGS) point rating methodology assigns this parcel a total of 5 points. A score of 6 or greater would be required to allow the type of development proposed.

This property is located within the Shoal Creek Watershed Protection District and is situated more than seven miles from the intake.

The right-of-way dedication indicated on the conceptual plan is not an ordinance requirement. Each new driveway must meet AASHTO intersection sight distance standards.

Should the Board choose to grant this request, the Development Review Division submits the following conditions for consideration:

- The “Proposed Right-of-Way Dedication” shown on the conceptual site plan dated March 11, 2026, submitted with this application, must be platted on the final subdivision plat and deeded to Coweta County prior to acceptance of any building permit applications.
- The permit applicant shall be responsible for stormwater management meeting the requirements of Chapter 30 of the Coweta County Code of Ordinances for each subbasin and each shall be studied at the points where each subbasin leaves the proposed development’s property. Additionally, it is required that Runoff Reduction practices be implemented upgradient from the detention/retention ponding to help avoid maintenance concerns and provide a treatment train approach as intended by the ordinance unless a feasibility determination can be supported by staff.

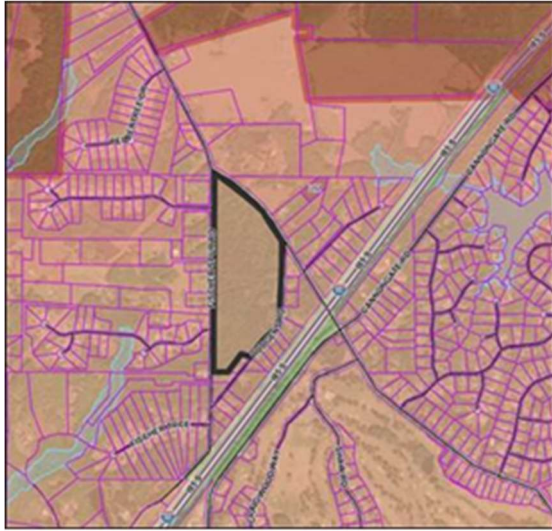
### *Planner:*

The Comprehensive Plan depicts the subject property within the Suburban Residential character area. This character area indicates the following:



- Suburban Residential neighborhoods are characterized by low-density, single-family homes on large lots, with a high degree of building separation and deep setbacks.
- As infill development occurs, care should be taken to reflect the dimensions and scale of the existing structures and surrounding landscapes while employing traditional neighborhood development standards where applicable.
- Ensure that water, sewer, and road infrastructure is provided concurrently with infill development.
- New development should blend with existing neighborhoods.
- Corresponding zonings include RC.

The Comprehensive Plan also depicts the subject property within the Growth Maintenance Tier, as shown on the Growth Strategy Map, which indicates the following:



- The primary factor preventing dense development in the Growth Maintenance is the absence of sewer and water service.
- Regardless of water and sewer availability, the Growth Maintenance Area will continue to face significant development pressure during the horizon of this Comprehensive Plan. Therefore, development must not outpace existing infrastructure in this area.
- Infill should be encouraged. New development should be directed to gaps rather than expanding outward to lessen the need for new services and infrastructure.
- Land-use regulations should not permit densities that can create transportation capacity issues based on the current level of services (LOS) and annual average daily traffic (AADT).
- Land-use policies and regulations should encourage low-density residential development that is consistent with the existing setting.

Based on the above information, it appears that the Comprehensive Plan supports the requested points exception from the Land Development Guidance System (LDGS) – provided that the development blends with the surrounding neighborhood (including in lot sizes, building separation, and setbacks from roadways), and that all necessary infrastructure is provided concurrently.

*(Note: The Coweta County Comprehensive Plan has a 20-year horizon, projecting through 2041; and is intended to serve as a land use guide, not as a replacement for zoning & other regulatory measures.)*

**The Public Hearing is scheduled for Tuesday, May 19, 2026**

cc: Steven L. Jones