

BOARD OF APPEALS

John Tate, Chairman
Marsha Hopkins, Vice-Chairman
Bill Beckwith
Brian Haren
Kyle McCormick

STAFF

Deborah L. Bell, Planning and Zoning Director
Deborah Sims, Zoning Administrator
Maria Binns, Zoning Coordinator
E. Allison Ivey Cox, County Attorney

AGENDA

**Fayette County Zoning Board of Appeals
Fayette County Administrative Complex
Public Meeting Room
August 25, 2025
7:00 P.M.**

***Please turn off or turn to mute all electronic devices during the
Zoning Board of Appeals Meetings**

1. Call to Order.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Consideration of the Minutes of the Meeting held on July 28, 2025.

PUBLIC HEARING

5. Consideration of Petition No. A-900-25 – Tashia Finney, Owner. Variance to Sec. 110-125(d)(1)- A-R., as allowed under Sec. 110-242(c)(1)- Requesting a variance to the minimum lot size for a legal nonconforming lot, to allow a lot that is 4.793 acres in the A-R zoning district to be eligible for development. The subject property is located in Land Lot 11 of the 5th District and fronts Weldon Road.
6. Consideration of Petition No. A-901-25-A – Coppolino Living Trust, Applicants are requesting A-901-25-A. Variance Per Sec. 110-125(d)(6) – Request to reduce the side yard setback from 50 feet to 14.4 feet to allow an accessory structure to remain. The subject property is located in Land Lots 227 of the 4th District and fronts Busbin Road.
7. Consideration of Petition No. A-901-25-B – Coppolino Living Trust, Applicants are requesting A-901-25-B. Variance Per Sec. 110-125(d)(6) – Request to reduce the side yard setback from 50 feet to 32.1 feet to allow an accessory structure to remain. The subject property is located in Land Lots 227 of the 4th District and fronts Busbin Road.

Minutes 07/28/2025

THE FAYETTE COUNTY ZONING BOARD OF APPEALS met on July 28, 2025, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: John Tate, Chairman
Marsha Hopkins, Vice-Chairman
Bill Beckwith
Brian Haren
Kyle McCormick

STAFF PRESENT: Debbie Bell, Planning and Zoning Director
Deborah Sims, Zoning Administrator
E. Allison Ivey Cox, County Attorney
Maria Binns, Zoning Secretary

-
1. Call to Order. *Chairman John Tate called the July 28, 2025, meeting to order at 7:03 pm.*
 2. Pledge of Allegiance. *Chairman John Tate offered the invocation and led the audience in the Pledge of Allegiance.*
 3. Approval of Agenda. *Bill Beckwith made a motion to approve the agenda. Brian Haren seconded the motion. The motion passed unanimously. Zoning Administrator Deborah Sims was absent.*
 4. Consideration of the Minutes of the Meeting held on June 23, 2025. *Brian Haren made the motion to approve the minutes of the meeting held on June 23, 2025. Kyle McCormick seconded the motion. The motion carried 4-1. Marsha Hopkins abstained from voting as she wasn't present at the last meeting.*

PUBLIC HEARING

5. **Consideration of Petition No. A-899-25** – Lawrence and Nancy Boyle, Owner(s). Per Sec. 110-125(d)(6), the side yard setback in the A-R Zoning District is required to be 50 feet. Applicants are requesting a variance to reduce the side yard setback from 50' to 25' to allow the construction of a detached garage. The subject property is located in Land Lot 100 of the 4th District and fronts Morgan Mill Road.

Ms. Bell introduced the petition, stating the existing garage and driveway pose challenges, and reducing setbacks is unlikely to cause issues for nearby properties. The lot is a legal record parcel with a rectangular shape. If placed on the west side of the house, the driveway will pass through the front yard and cannot be on the backyard because of the septic system location.

Chairman John Tate asked the audience if anyone would like to speak on

behalf of the petition.?

Mr. Lawrence M. Boyle is attempting to locate the garage without extensive land disturbance. He stated they are planning to place the garage at the driveway's end, but will need to redirect water flow, potentially cutting tree roots for some of the trees they are trying to preserve, and minimize destruction.

No one spoke in opposition to the petition. The item was brought back to the board for questions.

Bill Beckwith asked the petitioner by rotating the garage 45 degrees to align with the driveway, and will this impact the drainage area?

Mr. Boyle responded that the drainage comes out of the back and will impact the parking area already set there. The requested location will give them good access to the new garage.

Bill Beckwith asked how many cars the new structure will fit.

Mr. Boyle responded one car.

Mr Brian Haren asked what structure is on the west side of the property?

Mr. Boyle responded it is a she shed.

Mr. Haren asked if the petitioner had talked to the neighbors about the petition.?

Mr. Boyle responded Yes, they are fine with the petition. He also added that they might not use the 25 feet requested, but wanted to have plenty of space not to come back and ask for another variance.

Chairman Tate asked if there was a barrier between the neighbors and his property.

Mr. Boyle responded their backyard is fenced, and the new garage will be in front of it.

Mr. Kyle McCormick asked the petitioner if he is asking for a 25 feet variance, will he only use 34 setback?

Mr. Boyle responded Yes, total is 34. He is a retired constructor, and projects don't go well sometimes, and you find you need more space to work with.

Brian Haren made a motion to APPROVE Petition No. A-899-25. Chairman John Tate seconded the motion. The motion carried 5-0.

Chairman John Tate moved to adjourn the July 28, 2025, Zoning Board of Appeals meeting. Bill Beckwith seconded the motion. The motion carried 5-0.

The meeting adjourned at 7:23 p.m.

**ZONING BOARD OF APPEALS
OF
FAYETTE COUNTY**

JOHN TATE, CHAIRMAN

**DEBORAH BELL
DIRECTOR, PLANNING & ZONING**

PETITION NO: A-900-25

Requested Actions: Variance to Sec. 110-125.(d)(1). – A-R, as allowed under Sec. 110-242(c)(1) – Requesting a variance to the minimum lot size for a legal nonconforming lot, to allow a lot that is 4.793 acres to be eligible for development.

Location: Weldon Road, Fayetteville, Georgia 30215

Parcel(s): 0506 060

District/Land Lot(s): 5th District, Land Lot(s) 11

Zoning: A-R, Agricultural-Residential

Lot Size: 4.793 Acres

Owner(s): Tashia Finney (Tashia Leary)

Agent: N/A

Zoning Board of Appeal Public Hearing: August 25, 2025

REQUEST

Applicant is requesting the following:

Per Sec. 110-242(c)(1), the applicant is requesting a variance to Sec. 110-125.(d)(1), A-R, to reduce the minimum lot size in the A-R zoning district for a legal nonconforming lot, to allow a lot that is 4.793 acres to be eligible for development. The variance amount is 0.207 acres.

STAFF ASSESSMENT

It is staff's opinion that this parcel meets the criteria to be eligible for a variance to the minimum lot size under Sec. 110-242.

- The lot is a legal nonconforming lot. It has 4.793 acres, which is less than the required 5.0 acres in the A-R zoning district. However, it meets the criteria to be eligible for a variance to the minimum lot size under Sec. 110-242.
- The lot was created by deed and plat recorded in Deed Book 203, Pages 430, on June 8, 1979.
- The variance is necessary for the owners to be able to obtain a building permit for their house.

VARIANCE SUMMARY & CRITERIA FOR CONSIDERATION

Staff Assessment

Please refer to the application form for the applicant's justification of criteria.

The Fayette County Zoning Ordinance, Sec. 110-242. (b) states that in order to grant a variance, the Zoning Board of Appeals shall and must find that all five (5) conditions below exist.

- 1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.**
This parcel was created by a deed and plat recorded in Deed Book 203, Pages 430, which was recorded on June 8, 1979. It is unique in that it is a legal nonconforming lot that is slightly less than the current A-R requirement of 5.0 acres.
- 2. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship; and,**
The owners would not be able to get a building permit without a variance to the lot size.
- 3. Such conditions are peculiar to the particular piece of property involved; and,**
The conditions are unique to this parcel, and the property was a legal lot when it was created.
- 4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of these regulations; provided, however, no variance may be granted for a use of land or building or structure that is prohibited by this Ordinance; and**
The variance will not be detrimental to the public good.
- 5. A literal interpretation of this Ordinance would deprive the applicant of any rights that others in the same District are allowed; and,**
The applicant would not be able to build a home on this parcel without the variance.

HISTORY

This parcel is a legal lot of record documented in a deed and plat recorded in Deed Book 203 Page 430 on June 8, 1979. The property was zoned from A-R as part of the original county zoning ordinances.

ZONING REQUIREMENTS

Sec. 110-242. Powers and duties.

(c) *Request for a variance: Nonconforming Lots.* The zoning board of appeals may authorize, upon appeal in specific cases, a variance from the terms of these regulations as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of these regulations will, in an individual case, result in practical difficulty or unnecessary hardship, so that the spirit of these regulations shall be observed, public safety and welfare secured, and substantial justice done.

(1) The owner of a nonconforming lot may request a variance to the minimum lot size for its zoning district. However, no nonconforming lot shall be eligible for a variance to the minimum lot size which would result in the nonconforming lot being less than one acre in size. Should the subject nonconforming lot require a well for its water supply, no such nonconforming lot shall be eligible for a variance to the minimum lot size which would result in such nonconforming lot being less than one and one-half acres in size.

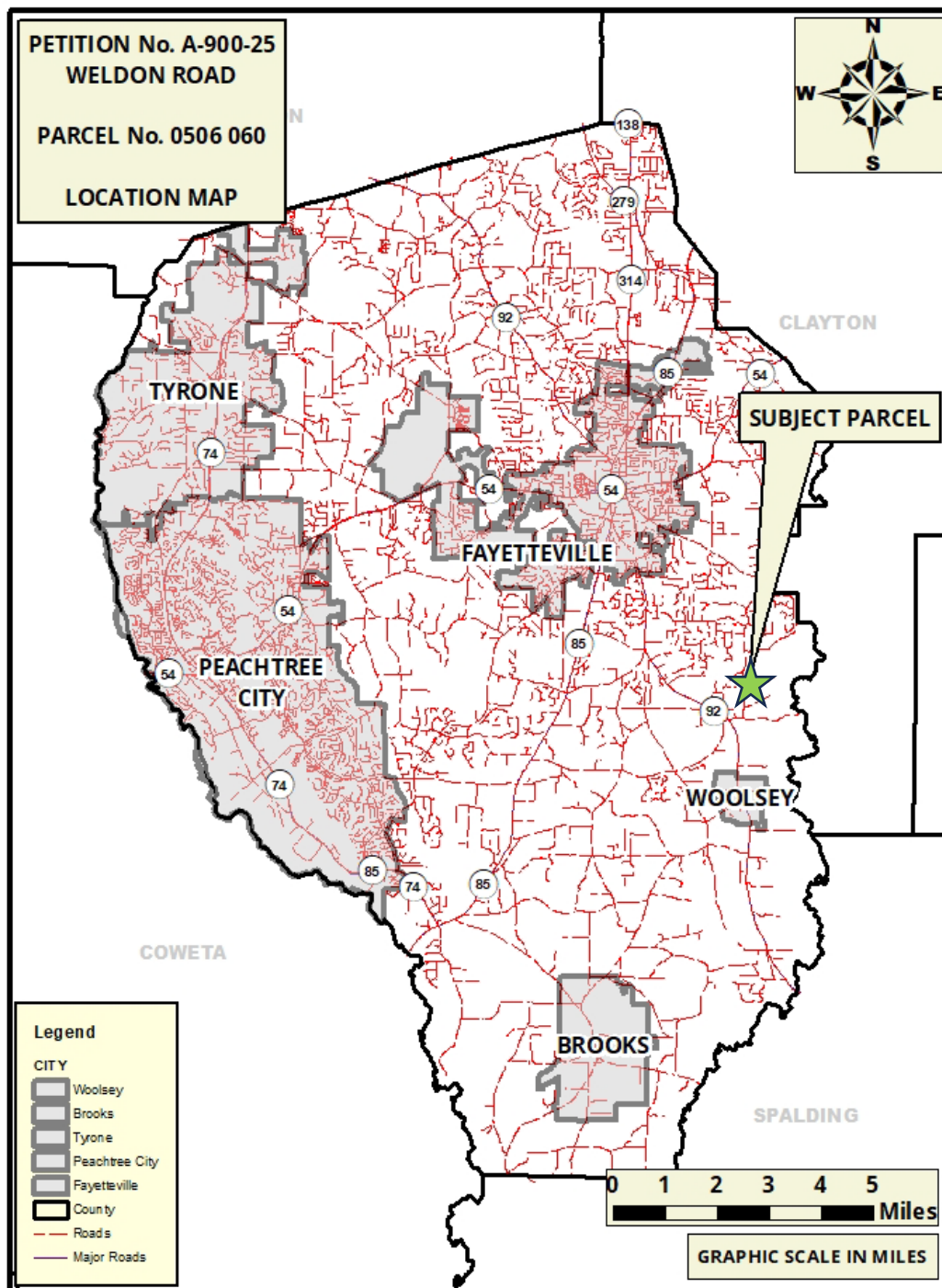
Sec. 110-125. – A-R, Agricultural-Residential District.

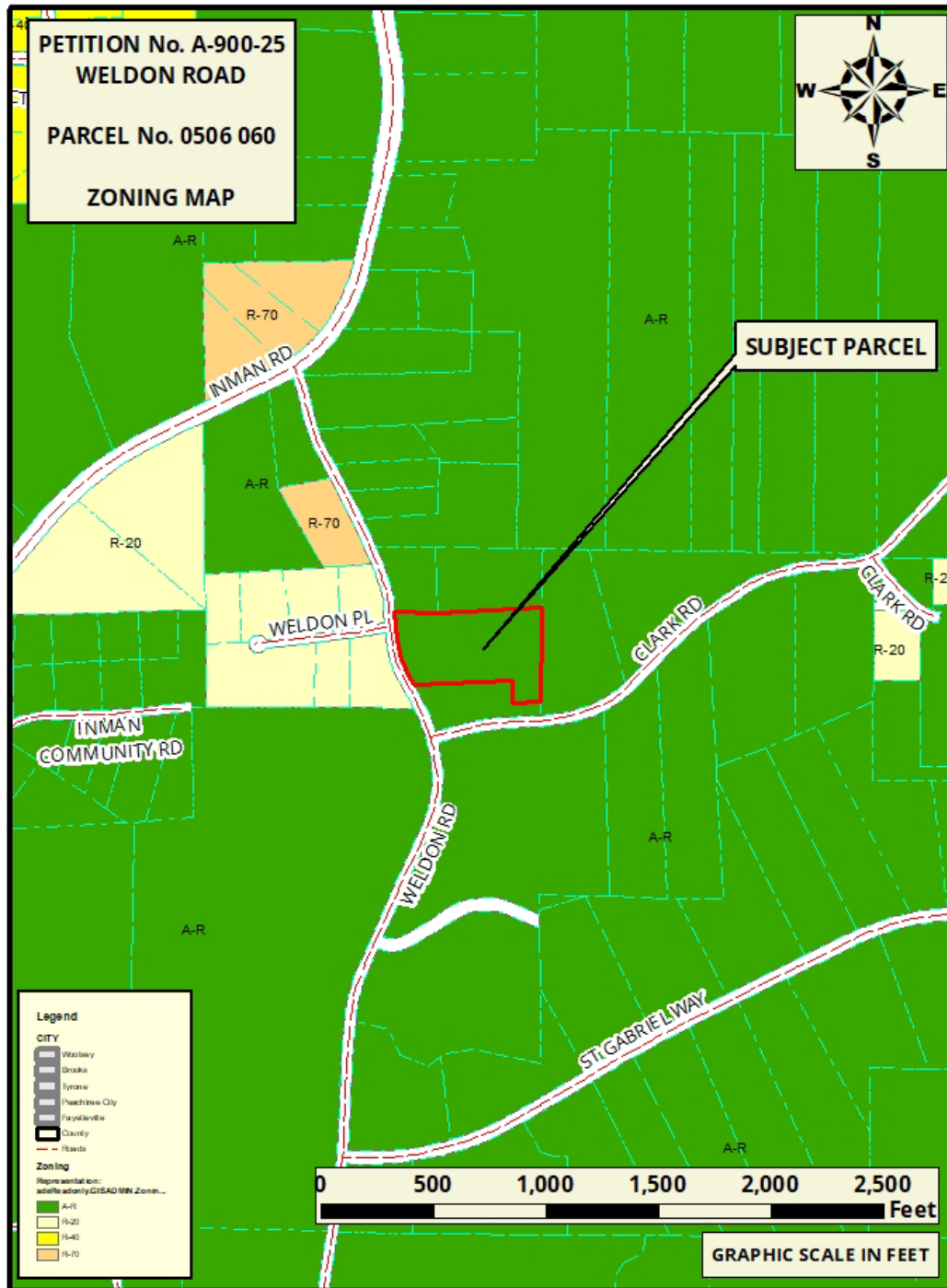
(d) Dimensional requirements. The minimum dimensional requirements in the A-R zoning district shall be as follows:

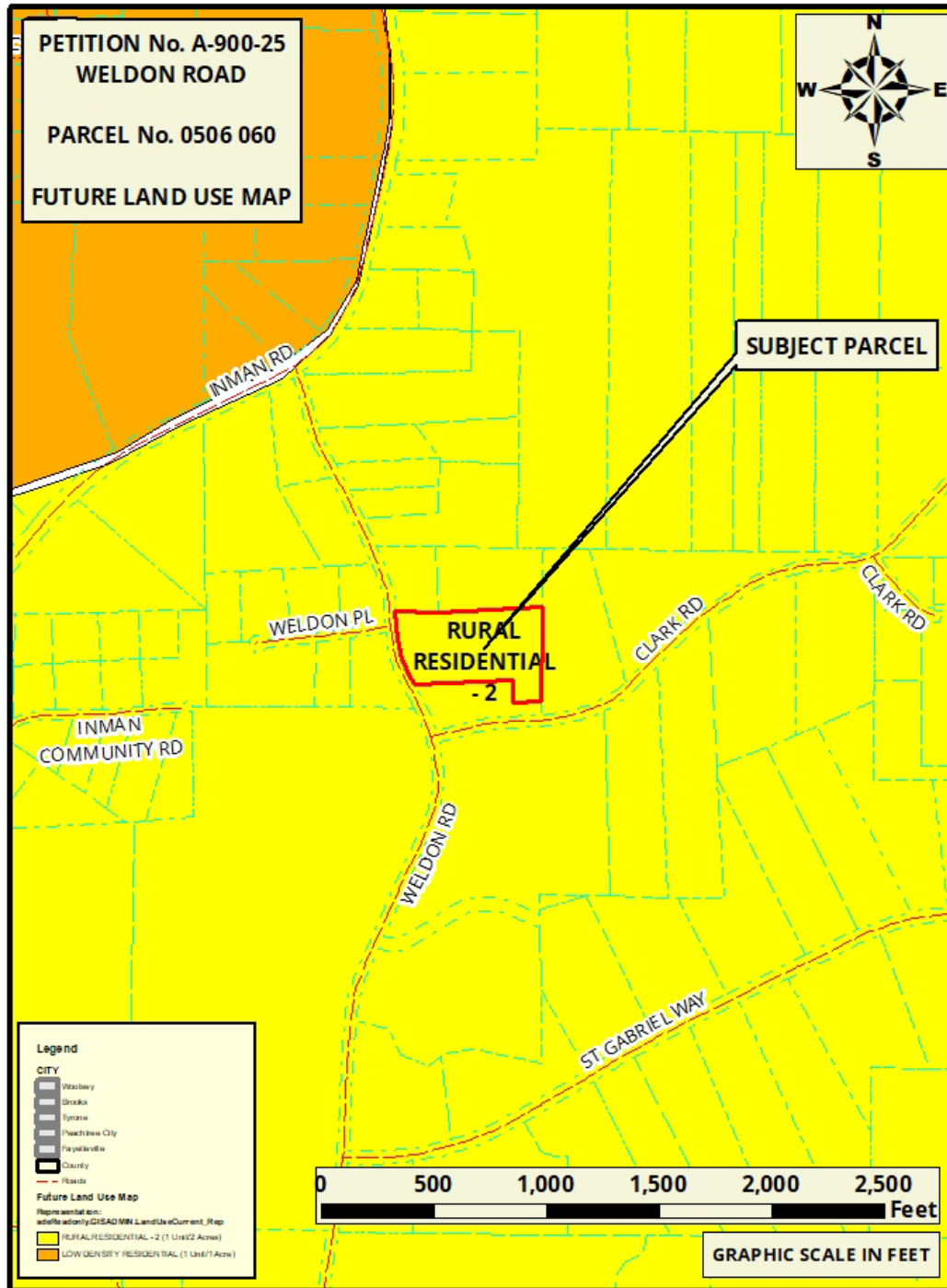
- (1) Lot area: 217,800 square feet (five acres).
- (2) Lot width: 250 feet.
- (3) Floor area: 1,200 square feet.
- (4) Front yard setback:
 - a. Major thoroughfare:
 1. Arterial: 100 feet.
 2. Collector: 100 feet.
 - b. Minor thoroughfare: 75 feet.
- (5) Rear yard setback: 75 feet.
- (6) Side yard setback: 50 feet.

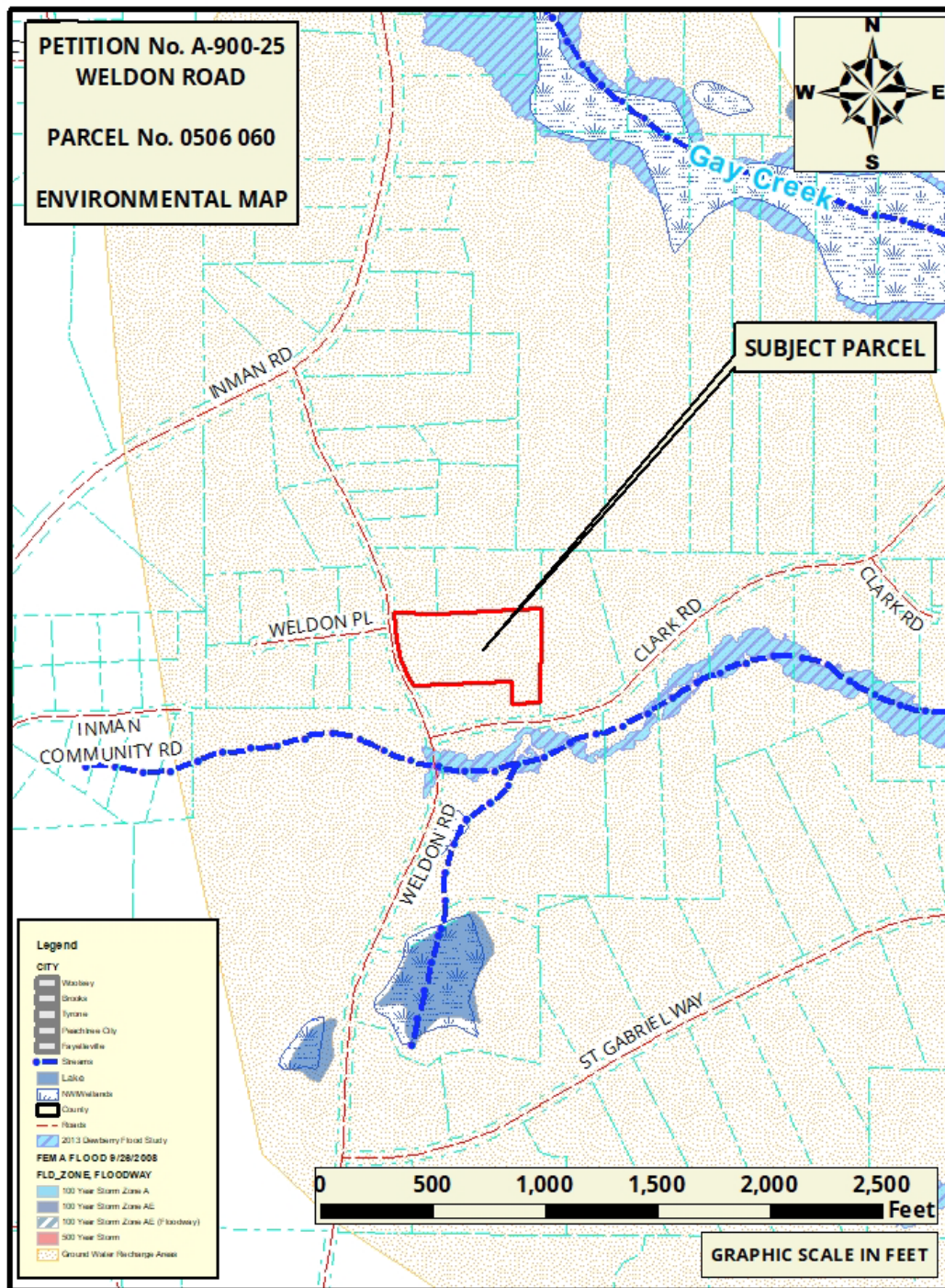
DEPARTMENTAL COMMENTS

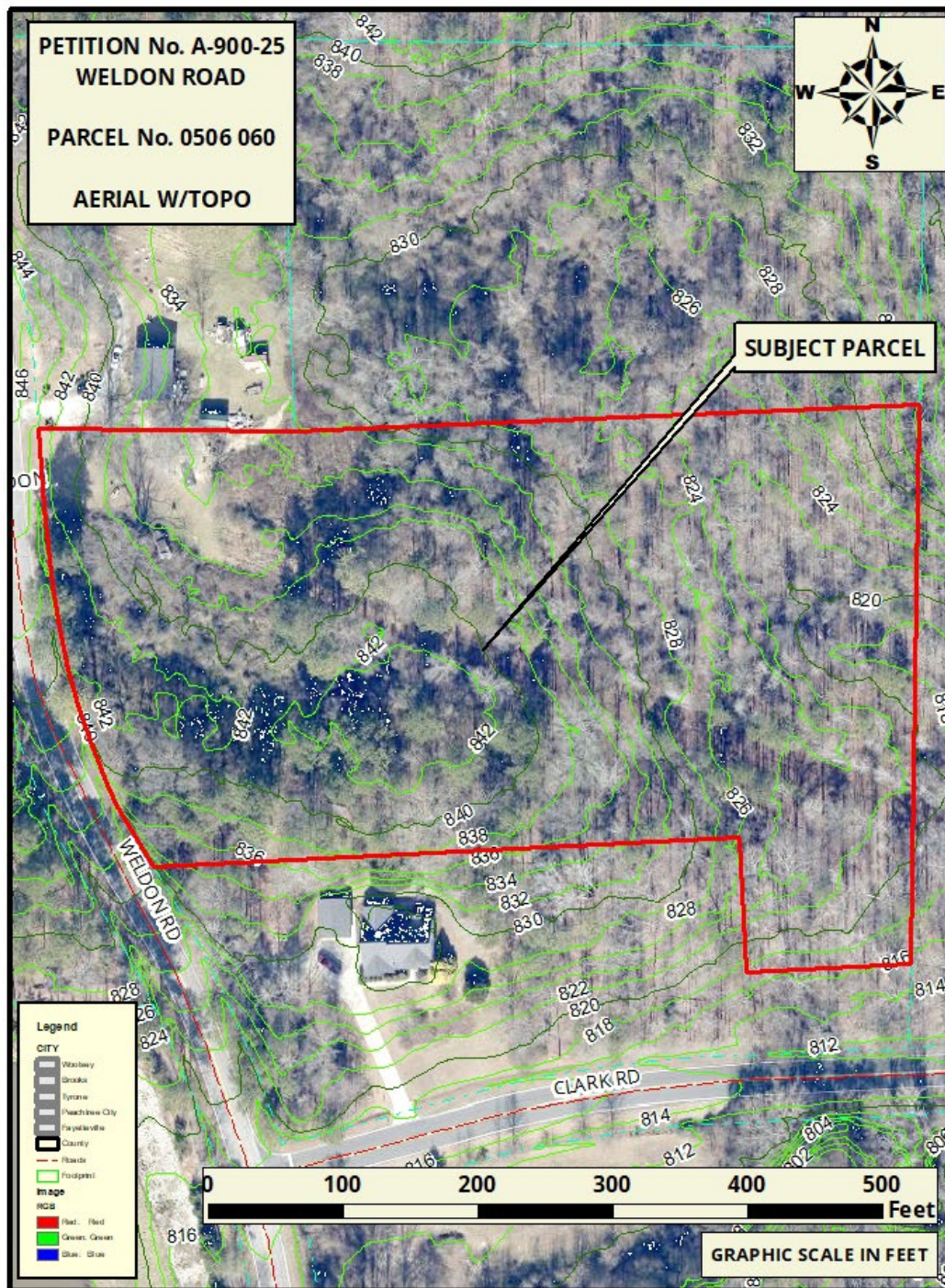
- ☐ **Water System** –No objections.
- ☐ **Public Works** – No objections.
- ☐ **Environmental Management** – No objections.
- ☐ **Environmental Health Department** – This office has no objection to the proposed variance.
- ☐ **Department of Building Safety** – No comments.
- ☐ **Fire** – No comments.













SURVEY

Petition # A-900-25
(assigned by staff)

FAYETTE COUNTY, GEORGIA
VARIANCE APPLICATION TO THE ZONING BOARD OF APPEALS

PROPERTY INFORMATION:

Parcel No. 0506-060 Acreage: 4.793 Land Lot: 11 Land District: 5th
Address: 1563 Weldon Rd
Zoning: _____ Zoning of Surrounding Properties: _____
Use: _____

PROPERTY OWNER INFORMATION

Name Tashia Finney
Email [REDACTED]
Address [REDACTED]
City [REDACTED]
State Georgia Zip [REDACTED]
Phone [REDACTED]

AGENT/DEVELOPER INFORMATION (If not owner)

Name _____
Email _____
Address _____
City _____
State _____ Zip _____
Phone _____

PETITION NUMBER: A-900-25 **(THIS AREA TO BE COMPLETED BY STAFF):**

☐ Application Insufficient due to lack of: _____
by Staff: _____ Date: _____

☐ Application and all required supporting documentation is Sufficient and Complete
by Staff: Maria Binns Date: 06/20/2025

DATE OF ZONING BOARD OF APPEALS HEARING: August 25, 2025

Received payment from Tashia Finney a check in the amount of \$ 175.00

for application filing fee, and \$ 20.00 for deposit on frame for public hearing sign(s).

Date Paid 06/20/2025 Receipt Number: 024397

PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM

(Applications require authorization by ALL property owners of subject property)

Name(s) of All Property Owners of Record found on the latest recorded deed for the subject property:

Tashia Finney

Please Print Owners' Names

Property Tax Identification Number(s) of Subject Property: 0506 - 060

(I am) (we are) the sole owner(s) of the above-referenced property. Subject property is located in Land Lot(s) 11 of the 5th District, and (if applicable to more than one land district) Land Lot(s) _____ of the District, and said property consists of a total of 4.793 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

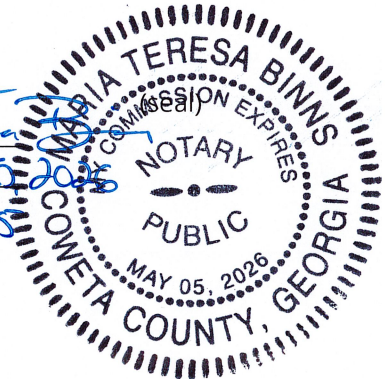
(I) (We) hereby delegate authority to _____ to act as (my) (our) Agent in this request. As Agent, they have the authority to agree to any and all conditions of approval which may be imposed by the Board.

(I) (We) certify that all of the information filed with this application including written statements or showings made in any paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this application, attachments and fees become part of the official records of the Fayette County Zoning Department and may not be refundable. (I) (We) understand that any knowingly false information given herein by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. (I) (We) further acknowledge that additional information may be required by Fayette County in order to process this application.

SIGNATURES

Signature Tashia Finney
Name: Tashia Finney
Address: _____
City/State/Zip: _____
Date: 6-19-2025

Notary: Mia Turner
Commission Exp.: May 05, 2025
06/20/2025



Owner/
Agent
One:

Notary: _____ (seal)
Commission Exp.: _____

Owner/
Agent
Two:

Signature _____
Name: _____
Address: _____
City/State/Zip: _____
Date: _____

Notary: _____ (seal)
Commission Exp.: _____

Owner/
Agent
Three:

Signature _____
Name: _____
Address: _____
City/State/Zip: _____
Date: _____

VARIANCE INFORMATION

Complete the chart below with the information pertaining to each request. If additional space is needed, please provide the information on a separate sheet of paper.

Ordinance/Section	110-125 (d)(1) Lot area
Requirement	5.0 acres
Proposed Change	4.793 acres
Variance Amount	

Ordinance/Section	
Requirement	
Proposed Change	
Variance Amount	

Ordinance/Section	
Requirement	
Proposed Change	
Variance Amount	

VARIANCE SUMMARY

Provide a detailed and specific summary of each request. If additional space is needed, please attach a separate sheet of paper.

Per. Sec. 110-242, a legal nonconforming undeveloped lot is eligible to request a variance to the minimum lot size. This lot is zoned A-R, which requires 5.0 acres

JUSTIFICATION OF REQUEST

The Fayette County Zoning Ordinance, Section 110-242 (b) states that in order to grant a variance, the Zoning Board of Appeals shall and must find that all five (5) conditions below exist. Please read each standard below and then address each standard with a detailed response. Attach additional information/documentation as necessary.

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.

I want to build a House

2. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.

~~No Hardships~~ I need a variance to build my New home

3. Such conditions are peculiar to the particular piece of property involved.

~~New Home~~ Yes

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of these regulations; provided, however, no variance may be granted for a use of land, building, or structure that is prohibited herein.

It will not be detrimental.

5. A literal interpretation of this Ordinance would deprive the applicant of any rights that others in the same zoning district are allowed.

yes I would not be able to get a Building Permit

CHECKLIST OF ITEMS REQUIRED TO BE SUBMITTED FOR ZBA REQUESTS

(All applications/documentation must be complete at the time of submittal, or the application will not be accepted)

- ☒ Application form and all required attachments, completed, signed, and notarized (if applicable).
- ☐ Copy of latest recorded deed, including legal description of the boundaries of the subject property, including total acreage.
- ☒ One copy of the survey plat of the property, drawn to scale with accurate dimensions, with the following indicated:
 - a. ☒ Location and size of existing structures (principal and accessory) and improvements on the parcel, including type (residential or non-residential), floor area, and accessory uses. Structures proposed to be removed must be indicated and labeled as such.
 - b. n/a Minimum setbacks and buffers from all property lines of subject property required in the zoning district.
 - c. n/a Location of exits/entrances to the subject property.
 - d. ☒ Location of all existing and proposed easements and streets on or adjacent to the subject property, indicating width of existing and proposed easements, width of right-of-way, and centerline of streets.
 - e. ☒ Location of all utilities, including well or water lines.
 - f. n/a Location of septic tank, drainfield, and drainfield replacement area.
 - g. _____ Location and elevation of the 100-year flood plain and watershed protection buffers and setbacks (if applicable).
 - h. n/a Location of on-site stormwater facilities to include detention or retention facilities (if applicable).
 - i. n/a Parking locations, number of parking spaces, and parking bay and aisle dimensions (if applicable).
 - j. n/a Location of landscaped areas, buffers, or tree save areas (if applicable).
- ☐ Application filing fee.

PLANNING AND ZONING STAFF INFORMATION BELOW

Staff Reviewed By	Requirements	Proposed
Name: <u>Debbie Bell</u>	Lot Size: <u>5.0</u>	<u>4.793</u>
Lot:	Width at Building Line:	
Zoning: <u>AR</u>	Front Setback:	
Flood: Yes/ No MFFE:	Side Setback:	
Stream Buffers:	Rear Setback:	
Number of Frontages	House Size:	

Tashia Leary
8275 Brittany Lane
Riverdale Ga 30274

Doc ID: 006984770001 Type: GLR
Filed: 01/25/2006 at 04:45:00 PM
Fee Amt: \$10.00 Page 1 of 1
Transfer Tax: \$0.00
Fayette, Ga. Clerk Superior Court
Sheila Studdard Clerk of Court
BK 2946 PG 300

—SPACE ABOVE RESERVED FOR RECORDING INFORMATION—

AFTER RECORDING RETURN TO:

Quitclaim Deed

Form 892

Clyde Castleberry Co., Covington, GA. 30014

State of Georgia, Fayette County

THIS INDENTURE, made the 25th day of January in the year 2006, between Lucious Hann (Hand), Jr.

of the County of Fayette, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Tashia Leary

of the County of Fayette, and State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said grantee

All that tract or parcel of land lying and being in Land Lot 11 of the 5th District of Fayette County, Georgia and being a portion of those lands described in a plat dated 5-19-78, prepared by Lee Engineering Company for Lucious Hand and being more particularly described as follows:

TO ARRIVE At the point of beginning hereof, start at a point located in the Northeast corner of Land Lot 11; go thence South 87 degrees 27 minutes West along the North line of Land Lot 11, 1455 feet to an iron pin; go thence South 0 degrees 22 minutes East 240 feet to a point, which is the point of beginning; running thence South 0 degrees 22 minutes East 414.2 feet to an iron pin; running thence South 87 degrees 11 minutes West 127.8 feet to a point; running thence North 2 degrees 49 minutes West 100 feet to a point; running thence South 87 degrees 11 minutes West 465.6 feet to a point in the center line of Weldon Rd; running thence Southeasterly along the center line of Weldon Road 117 feet to a point; running thence South 87 degrees 11 minutes West 145.4 feet to a point; running thence North 1 degree 25 minutes West 413.2 feet to a point; running thence North 86 degrees 13 minutes East 177.9 feet to a point; running thence North 87 degrees 27 minutes East 522.8 feet to the point of beginning.

This is a Deed of Gifts.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

Lucious Hann Jr (Seal)

AKA Lucious Hann Jr (Seal)

(Seal)

(Seal)

Notary Public

6/26/04

PETITIONS FOR VARIANCE(S)/
ADMINISTRATIVE APPEAL(S)/
ON CERTAIN PROPERTIES IN
UNINCORPORATED AREA OF
FAYETTE COUNTY, GEORGIA
PUBLIC HEARING to be held
by the Zoning Board of Appeals
of Fayette County on Monday,
August 25, 2025, at 7:00 P.M.,
Fayette County Administrative
Complex, Public Meeting Room,
140 Stonewall Avenue West, first
floor.

Petition No.: A-900-25

Owner: Tashia Finney

Property Address: South of 156
Weldon Road

Parcel: 0506 060

Zoning District: A-R

Area of Property: 4.793 acres

Land Lot(s): 11

District: 5th

Road Frontage: Weldon Road

Request: Applicant is requesting
the following: Variance to Sec. 110-
125(d)(1)- A-R., as allowed under
Sec. 110-242(c)(1)-Requesting a
variance to the minimum lot size
for a legal nonconforming lot, to
allow a lot that is 4.793 acres in the
A-R zoning district to be eligible
for development.

WARRANTY DEED

All that tract or parcel of land
lying and being in Land Lot 11 of
the 5th District of Fayette County,
Georgia and being a portion of
those lands described in a plat
dated 5-19-78, prepared by Lee
Engineering Company for Lucious
Hand and being more particularly
described as follows: TO ARRIVE
At the point of beginning hereof,
start at a point located in the
Northeast corner of Land Lot 11;
go thence South 87 degrees 27
minutes West along the North line
of Land Lot 11, 1455 feet to an iron
pin; go thence South 0 degrees 22
minutes East 240 feet to a point,
which is the point of beginning;
running thence South 0 degrees
22 minutes East 414.2 feet to an
iron pin; running thence South 87
degrees 11 minutes West 127.8 feet
to a point; running thence North 2
degrees 49 minutes West 100 feet
to a point; running thence South
87 degrees 11 minutes West 465.6
feet to; point in the center line of
Weldon Rd; running thence South-
easterly, along the center line of
Weldon Road 117 feet to a point;
running thence South 87 degrees
11 minutes West 145.4 feet to a
point; running thence North 1 de-
gree 25 minutes West 413.2 feet to
a point; running thence North 86
degrees 13 minutes East 177.9 feet
to a point; running thence North
87 degrees 27 minutes East 522.8
feet to the point of beginning.

07/16

PETITION NO: A-901-25-A

Requested Actions: Applicant is requesting the following:

A-901-25-A. Variance Per Sec. 110-125(d)(6) – Request to reduce the side yard setback from 50 feet to 14.4 feet to allow an accessory structure to remain.

A-901-25-B. Variance Per Sec. 110-125(d)(6) – Request to reduce the side yard setback from 50 feet to 32.1 feet to allow an accessory structure to remain.

Location: 183 Busbin Road, Fayetteville, Georgia 30215

Parcel(s): 0450 042

District/Land Lot(s): 4th District, Land Lot(s) 227

Zoning: A-R, Agricultural-Residential

Lot Size: 21.825 Acres

Owner(s): Coppolini Living Trust

Agent: Mark McCullough

Zoning Board of Appeal Public Hearing: August 25, 2025

REQUEST

Sec. 110-125(d)(6) Side yard setback in the A-R Zoning District is required to be 50'. The applicant requests the following variances:

A-901-25-A. Variance Per Sec. 110-125(d)(6) – Request to reduce the side yard setback from 50 feet to 14.4 feet to allow an accessory structure to remain.

A-901-25-B. Variance Per Sec. 110-125(d)(6) – Request to reduce the side yard setback from 50 feet to 32.1 feet to allow an accessory structure to remain.

STAFF ASSESSMENT

The structure is a barn with lean-to roofs on the sides and rear, and an additional metal shed behind the barn. According to the Tax Assessor's data, the barn was constructed in 1974. The minimum side yard required by the 1971 Zoning Ordinance was 10 feet. This was amended in July of 1974 to be 20 feet. Although we do not know the exact date of construction of the barn (whether it was before or after July 12, 1974), it is quite possible that it was built prior to that amendment. If that were the case, it was in compliance at the time of construction. Given the length of time that the structure has been in this location with no complaints from anyone, it seems unlikely that it will pose any problems for neighboring properties.

VARIANCE SUMMARY & CRITERIA FOR CONSIDERATION

Staff Assessment

Please refer to the application form for the applicant's justification of criteria.

The Fayette County Zoning Ordinance, Sec. 110-242. (b) states that in order to grant a variance, the Zoning Board of Appeals shall and must find that all five (5) conditions below exist.

- 1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.**
There do not appear to be any environmental or topographical constraints on the parcel.
- 2. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship; and,**
The parcel is subject to the same requirements as all other properties in the neighborhood. However, the construction of the barn appears to predate certain ordinances that now make it nonconforming.
- 3. Such conditions are peculiar to the particular piece of property involved; and,**
The conditions are unique to this property. It is possible that the barn was built under the 1971 Zoning Ordinance, which required a 10-foot side yard setback. If that is the case, the structure was in compliance at the time of construction.
- 4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of these regulations; provided, however, no variance may be granted for a use of land or building or structure that is prohibited by this Ordinance; and**
It is staff's opinion that the encroachment of the building is not likely to have an adverse impact on the neighbors.
- 5. A literal interpretation of this Ordinance would deprive the applicant of any rights that others in the same District are allowed; and,**
The applicant will continue to have the same rights as all other residents in the A-R zoning district.

HISTORY

This parcel is a legal lot of record documented as Tract 1 on the attached survey and in Deed Book 4188 Pages 567-568, recorded on May 7, 2014.

ZONING REQUIREMENTS

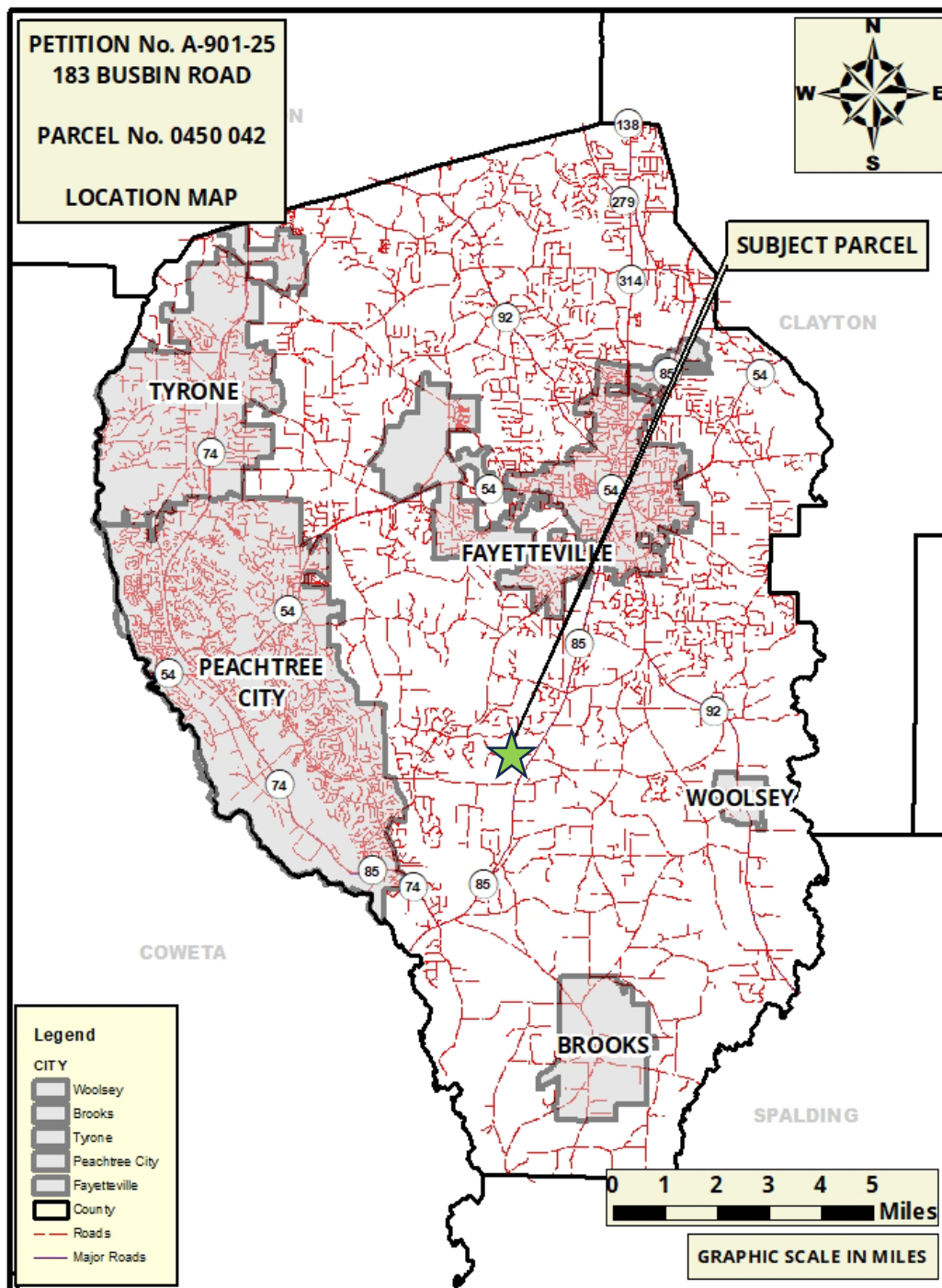
Sec. 110-125. - A-R, Agricultural-Residential District

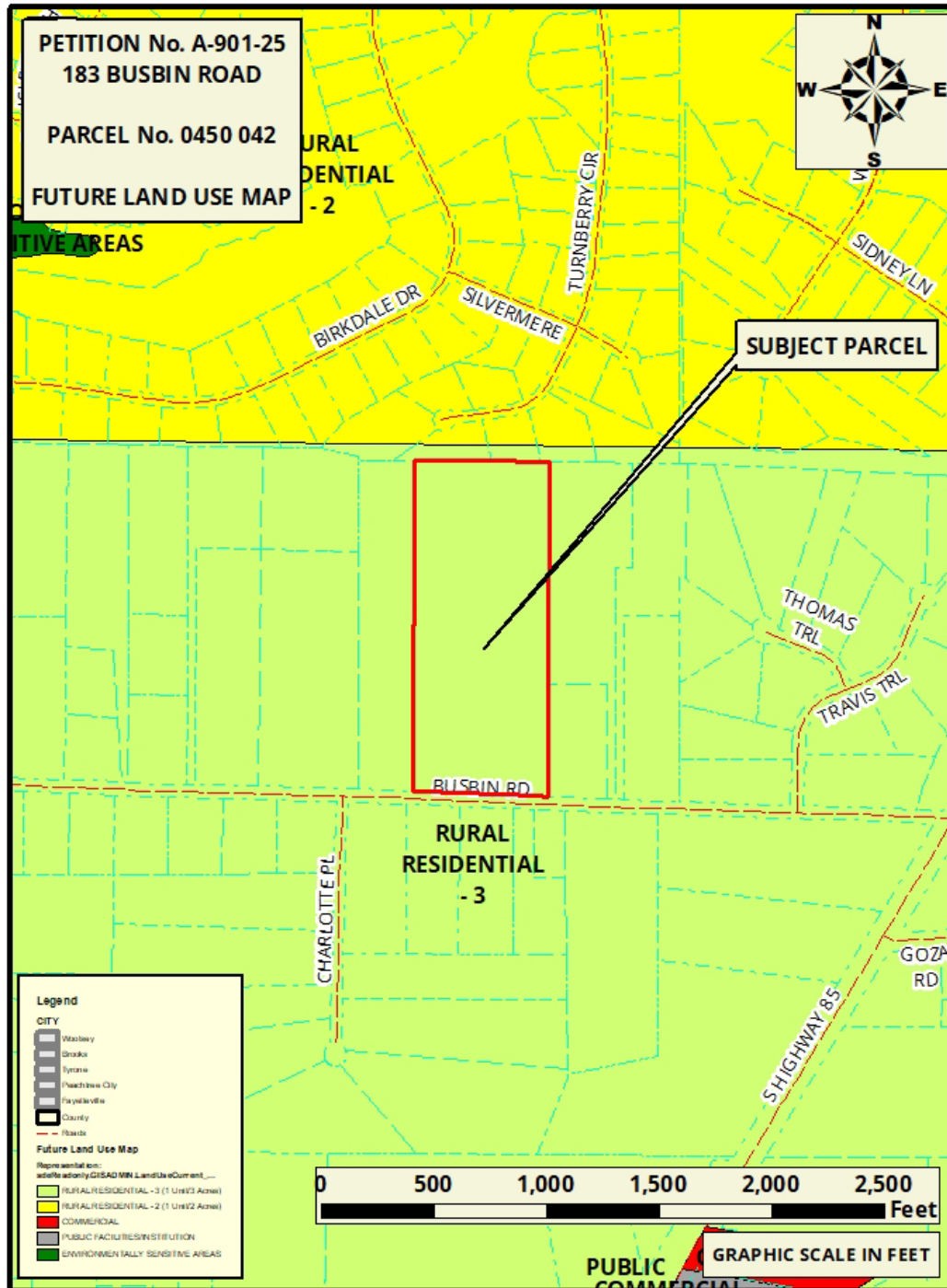
(d) *Dimensional requirements.* The minimum dimensional requirements in the A-R zoning district shall be as follows:

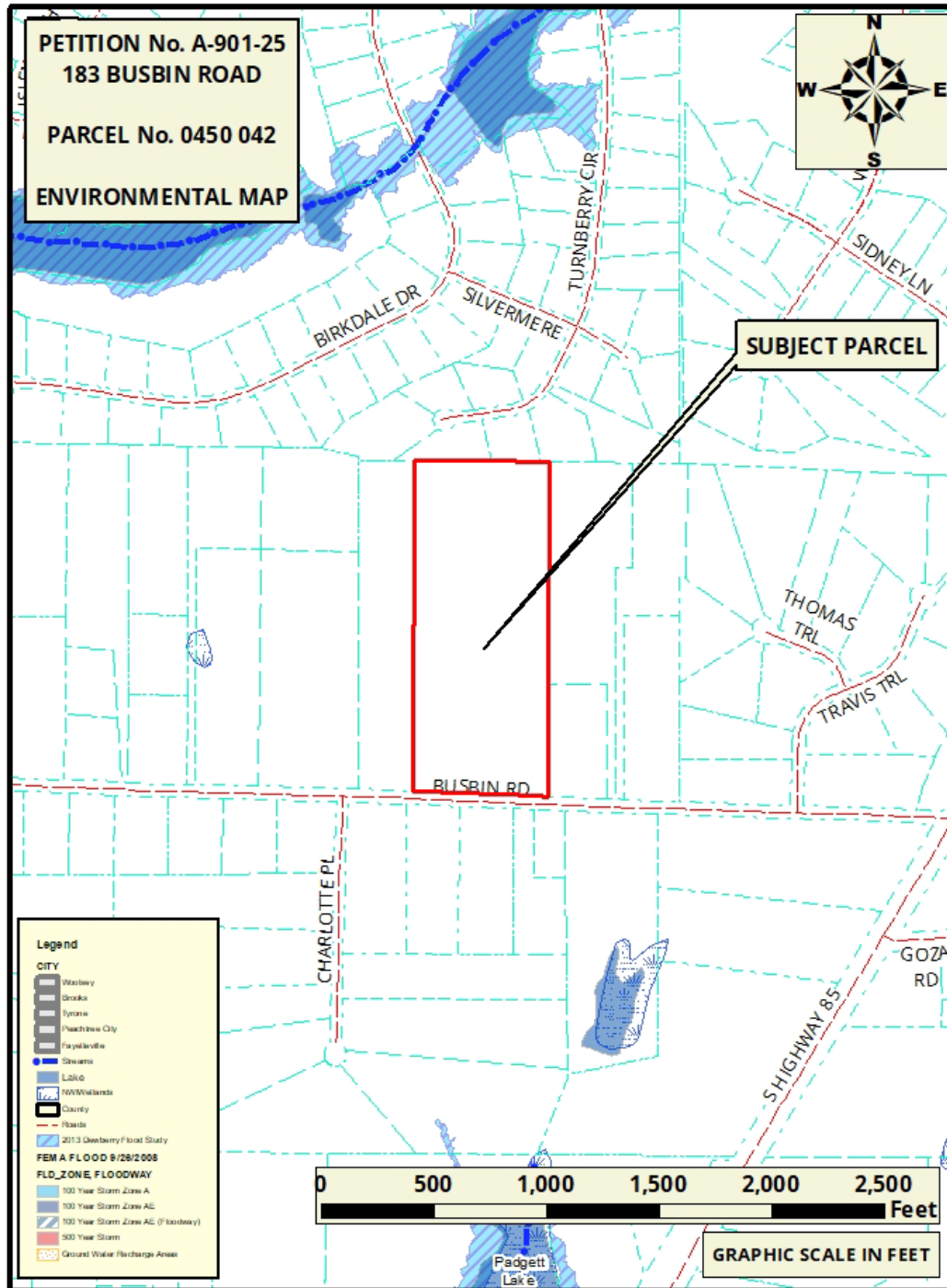
(6) Side yard setback: 50 feet.

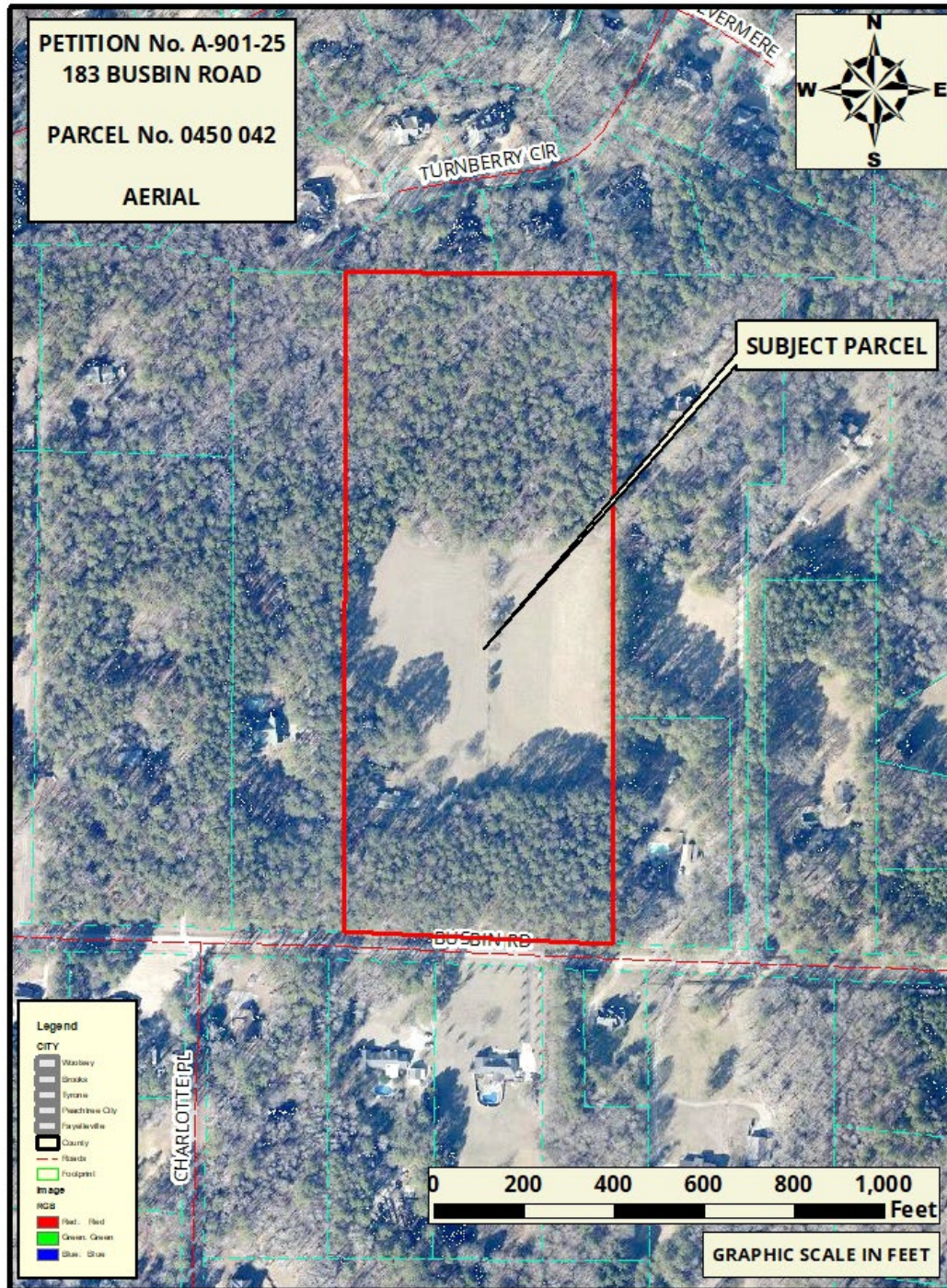
DEPARTMENTAL COMMENTS

- ☐ **Water System** –No comments.
- ☐ **Public Works** – No objections.
- ☐ **Environmental Management** – No objections.
- ☐ **Environmental Health Department** – No objections.
- ☐ **Department of Building Safety** – No issues.
- ☐ **Fire** – No objections.









FAYETTE COUNTY, GEORGIA
VARIANCE APPLICATION TO THE ZONING BOARD OF APPEALS

PROPERTY INFORMATION:

Parcel No. 0450 042 Acreage: 22 Land Lot: 227 Land District: 4th
Address: 183 Busbin Rd Fayetteville, GA 30215
Zoning: A-R Zoning of Surrounding Properties: A-R, R-70, R-40 & PUD
Use: Residential lots 5 + Acres each.

PROPERTY OWNER INFORMATION

Name Coppolini Living Trust
Email _____
Address [REDACTED]
City [REDACTED]
State GA Zip [REDACTED]
Phone _____

AGENT/DEVELOPER INFORMATION (If not owner)

Name C Mark McCullough
Email [REDACTED]
Address [REDACTED]
City Fayetteville
State Ga Zip [REDACTED]
Phone [REDACTED]

PETITION NUMBER: A-901-25 (THIS AREA TO BE COMPLETED BY STAFF):

I Application Insufficient due to lack of: _____
by Staff: _____ Date: _____

I Application and all required supporting documentation is Sufficient and Complete
by Staff: [Signature] Date: 06/23/2025

DATE OF ZONING BOARD OF APPEALS HEARING: August 25, 2025

Received payment from Christopher McCullough a check in the amount of \$ 175.00
for application filing fee, and \$ 20.00 for deposit on frame for public hearing sign(s).

Date Paid 06/23/25 Receipt Number: 024415

PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM

(Applications require authorization by ALL property owners of subject property)

Name(s) of All Property Owners of Record found on the latest recorded deed for the subject property:
Coppolino Living Trust

Please Print Owners' Names

Property Tax Identification Number(s) of Subject Property: 0450 042

(I am) (we are) the sole owner(s) of the above-referenced property. Subject property is located in Land Lot(s) 227 of the 4th District, and (if applicable to more than one land district) Land Lot(s) of the District, and said property consists of a total of Twenty-two (22) acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to buyer/agent C Mark McCullough to act as (my) (our) Agent in this request. As Agent, they have the authority to agree to any and all conditions of approval which may be imposed by the Board.

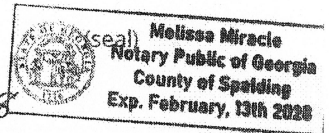
(I) (We) certify that all of the information filed with this application including written statements or showings made in any paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this application, attachments and fees become part of the official records of the Fayette County Zoning Department and may not be refundable. (I) (We) understand that any knowingly false information given herein by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. (I) (We) further acknowledge that additional information may be required by Fayette County in order to process this application.

SIGNATURES

Owner/
Agent
One:

Signature Tony Coppolino (Trustee of Trust)
Name: Tony Coppolino
Address: [REDACTED]
City/State/Zip: [REDACTED]
Date: 05/27/2025

Notary: Melissa Miracle
Commission Exp.: 02-13-2028



Owner/
Agent
Two:

Signature _____
Name: _____
Address: _____
City/State/Zip: _____
Date: _____

Notary: _____ (seal)
Commission Exp.: _____

Owner/
Agent
Three:

Signature _____
Name: _____
Address: _____
City/State/Zip: _____
Date: _____

Notary: _____ (seal)
Commission Exp.: _____

VARIANCE INFORMATION

Complete the chart below with the information pertaining to each request. If additional space is needed, please provide the information on a separate sheet of paper.

Ordinance/Section	110-125(d)(6)
Requirement	50' Side Yard Setbacks
Proposed Change	To allow the barn to remain less than 50' from the property line
Variance Amount	35.6 ' to allow lean-to within 14.4' of property line and barn within 25.2'.

Ordinance/Section	
Requirement	
Proposed Change	
Variance Amount	

Ordinance/Section	
Requirement	
Proposed Change	
Variance Amount	

VARIANCE SUMMARY

Provide a detailed and specific summary of each request. If additional space is needed, please attach a separate sheet of paper.

Barn was built approximately 50 years ago, prior to existence of the ordinance requiring the 50' side yard setbacks. Variance would allow recording of the new survey and allow the barn to remain.

(Barn is in very good condition and has considerable value)

JUSTIFICATION OF REQUEST

The Fayette County Zoning Ordinance, Section 110-242 (b) states that in order to grant a variance, the Zoning Board of Appeals shall and must find that all five (5) conditions below exist. Please read each standard below and then address each standard with a detailed response. Attach additional information/documentation as necessary.

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.

Please see attached

2. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.

Please see attached

3. Such conditions are peculiar to the particular piece of property involved.

Please see attached

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of these regulations; provided, however, no variance may be granted for a use of land, building, or structure that is prohibited herein.

Please see attached

5. A literal interpretation of this Ordinance would deprive the applicant of any rights that others in the same zoning district are allowed.

Please see attached

JUSTIFICATION OF REQUEST

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.

While the size, shape, and topography of the subject property may be attractive for a developer interested in pursuing a higher-density subdivision, Allegiance is committed to maintaining the existing A-R zoning with a five-acre minimum lot size. This approach preserves the rural character of the area and aligns with the current zoning standards, rather than seeking to maximize density through rezoning.

It is important to note that if the property were to be rezoned for higher density—such as R-40, R-70, or PUD—there would be opportunities for development that would not require a variance, as these districts have smaller minimum lot sizes and less restrictive side yard setback requirements.

For example:

The property directly across the street is zoned R-40, which requires only a 15-foot side yard setback.

The property to the east is zoned R-70, with a 25-foot side yard setback.

The adjacent property to the north is zoned PUD, requiring just a 10-foot side yard setback.

By choosing to retain the A-R zoning and its larger lot requirements, Allegiance is voluntarily subjecting itself to more restrictive development standards than those of the surrounding properties. The requested variance is therefore not an attempt to circumvent the zoning ordinance or to gain an unfair advantage, but rather a reasonable request to address the unique conditions of the property while upholding the intent of the A-R district.

In summary:

Maintaining the A-R zoning demonstrates a commitment to low-density, rural development. The variance request simply seeks to accommodate the property's unique characteristics, not to enable higher density or set a precedent for more intensive development. Granting the variance would allow for reasonable use of the land consistent with the spirit of the existing zoning and the surrounding area, without opening the door to higher-density development that could occur through rezoning.

2. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.

The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.

The current side yard setback requirements present an unnecessary hardship for the subject property. Specifically, strict enforcement of these setbacks may require the removal of an existing barn, resulting in a significant financial loss to the property owner. The barn is a valuable structure that contributes to the ongoing agricultural use and character of the property, and its removal would not only be costly but would also diminish the property's utility and value.

Furthermore, the rigidity of the current regulations may force the property owner to consider rezoning to a less restrictive district simply to achieve reasonable use of the land. Such a rezoning could potentially allow higher density development, which is inconsistent with the applicant's intent to preserve the larger lot sizes and rural character associated with the current A-R zoning.

In summary, the existing side yard setback regulations, as applied to this unique property, create a practical difficulty and unnecessary hardship by threatening the loss of a functional and valuable structure or by compelling a rezoning that could undermine the intent to preserve the larger lot sizes and rural character. Granting the requested variance would alleviate these hardships while maintaining the spirit and intent of the zoning ordinance.

3. Such conditions are peculiar to the particular piece of property involved.

It is indeed peculiar and unusual that efforts to maintain the existing A-R zoning—intended to preserve the rural character and agricultural use of the property—could result in the removal of a functional and attractive barn. This outcome is contrary to the purpose of the A-R district and highlights the unique circumstances of this property. The hardship arises not from an attempt to intensify development, but from a genuine commitment to preserving the property's current use and character, making these conditions truly specific and peculiar to this parcel.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of these regulations; provided, however, no variance may be granted for a use of land, building, or structure that is prohibited herein.

The requested variance is limited in scope and does not introduce uses or activities that would negatively impact neighboring properties, public safety, or community welfare. The proposed change maintains the character of the area and respects existing development patterns, ensuring that the interests of adjacent property owners and the broader community are preserved.

The primary purposes of the zoning ordinance—such as promoting orderly development, safeguarding property values, and protecting public health and safety remain intact. The relief sought does not undermine these objectives because it addresses a unique hardship specific to the property, without setting a precedent for incompatible or excessive development.

5. A literal interpretation of this Ordinance would deprive the applicant of any rights that others in the same zoning district are allowed.

A literal interpretation of this Ordinance would deprive the applicant of rights that are routinely available to others within the same zoning district. Due to the unique circumstances of this property—such as its size, shape, and the location of existing structures—strict application of the current setback requirements would prevent the reasonable use of the property that other A-R zoned properties enjoy. This would create an undue hardship by restricting the applicant's ability to maintain and utilize existing improvements, like the barn, which are consistent with the district's intended agricultural and rural character. Granting the requested variance is necessary to ensure the applicant has equal rights and opportunities as other property owners in the same zoning district.

CHECKLIST OF ITEMS REQUIRED TO BE SUBMITTED FOR ZBA REQUESTS

(All applications/documentation must be complete at the time of submittal, or the application will not be accepted)

- ☒ Application form and all required attachments, completed, signed, and notarized (if applicable).
- ☒ Copy of latest recorded deed, including legal description of the boundaries of the subject property, including total acreage.
- ☐ One copy of the survey plat of the property, drawn to scale with accurate dimensions, with the following indicated:
 - a. ☒ Location and size of existing structures (principal and accessory) and improvements on the parcel, including type (residential or non-residential), floor area, and accessory uses. Structures proposed to be removed must be indicated and labeled as such.
 - b. ☒ Minimum setbacks and buffers from all property lines of subject property required in the zoning district.
 - c. ☒ Location of exits/entrances to the subject property.
 - d. ☒ Location of all existing and proposed easements and streets on or adjacent to the subject property, indicating width of existing and proposed easements, width of right-of-way, and centerline of streets.
 - e. ☒ Location of all utilities, including well or water lines.
 - f. ☒ Location of septic tank, drainfield, and drainfield replacement area.
 - g. ☒ Location and elevation of the 100-year flood plain and watershed protection buffers and setbacks (if applicable).
 - h. ☒ Location of on-site stormwater facilities to include detention or retention facilities (if applicable).
 - i. ☒ Parking locations, number of parking spaces, and parking bay and aisle dimensions (if applicable).
 - j. ☒ Location of landscaped areas, buffers, or tree save areas (if applicable).
- ☐ Application filing fee.

PLANNING AND ZONING STAFF INFORMATION BELOW

Staff Reviewed By	Requirements	Proposed
Name:	Lot Size:	
Lot:	Width at Building Line:	
Zoning:	Front Setback:	
Flood: Yes/ No MFFE:	Side Setback:	
Stream Buffers:	Rear Setback:	
Number of Frontages	House Size:	

IN THE PROBATE COURT OF FAYETTE COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF

Margaret Wyatt Coppolino,
DECEASED

)
)
) ESTATE NO. 24-18713
)

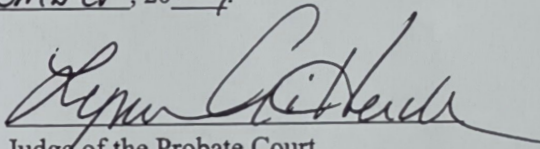
LETTERS TESTAMENTARY

(Relieved of filing returns)

At a regular term of probate court, the last will and testament dated 09/16/2024 (and codicil(s) dated) of the above named decedent, who was domiciled in this county at the time of his or her death or was domiciled in another state but owned property in this county at the time of his or her death, was legally proven in solemn form to be the decedent's will and was admitted to record by order, and it was further ordered that Tony Coppolino, named as executor(s) in said Will, be allowed to qualify, and that upon so doing, letters testamentary be issued to such executor(s).

THEREFORE, the executor(s), having taken the oath of office and complied with all necessary prerequisites of the law, is/are legally authorized to discharge all the duties and exercise all powers of executor(s) under the will of said decedent, according to the decedent's will and the law.

Given under my hand and official seal, the 17 day of December, 2024


Judge of the Probate Court

*The following must be signed if the
judge does not sign the original of
this document:*

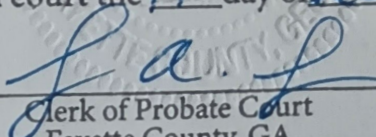
Issued by:

Lynn M. Crittenden, Chief Clerk,
exercising the jurisdiction of
the Fayette County Probate Court
pursuant to OCGA 15-9-36(c)
(Seal) and the order entered 3/25/2024
by Angela Landgaard, Judge

Clerk of the Probate Court

Certificate of Copy
STATE OF GEORGIA
COUNTY OF FAYETTE

This document consisting of 1 pages is hereby certified to be true copy of the original document on file in the Probate Court of Fayette County, GA. These letters remain in full force and effect. In testimony whereof, I have set my hand and affixed the seal of said court the 17th day of December 2024.


Clerk of Probate Court
Fayette County, GA



Doc ID: 009353060002 Type: WD
Recorded: 05/07/2014 at 03:10:00 PM
Fee Amt: \$12.00 Page 1 of 2
Transfer Tax: \$0.00
Fayette, Ga. Clerk Superior Court
Sheila Studdard Clerk of Court

BK 4188 PG 567-568

After recording, return to:

MR. AND MRS. ANTONIO S. COPPOLINO
183 BUSBIN ROAD
FAYETTEVILLE, GEORGIA 30215

STATE OF GEORGIA
COUNTY OF FAYETTE

WARRANTY DEED
(Draw Deed Only)

THIS INDENTURE is made as of May 06, 2014, between ANTONIO S. COPPOLINO and MARGARET COPPOLINO (hereinafter referred to as "Grantor") and ANTONIO S. COPPOLINO and MARGARET COPPOLINO, as Trustees, or their successors in trust, under the COPPOLINO LIVING TRUST, dated May 06, 2014 and any amendments thereto (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH

GRANTOR, in consideration of the sum of Zero and No/100 Dollars (\$0.00) and love and affection, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land lying and being in Fayette County, Georgia (herein referred to as the "Land") as more particularly described in Exhibit A attached hereto and incorporated herein by reference.

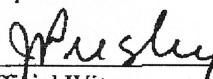
TO HAVE AND TO HOLD the Land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of all persons whomsoever.

Preparer has not performed a title examination or confirmed the legal description, and as such makes no representation with regard to the same.

EXECUTED under seal as of the date above.

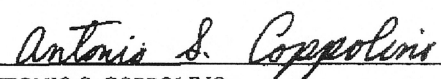
Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public
Commission Expiration Date:
(NOTARY SEAL)



GRANTOR:


ANTONIO S. COPPOLINO


MARGARET COPPOLINO

EXHIBIT A

TRACT 1:

All that tract or parcel of land lying and being in Land Lot 227 of the 4th Land District of Fayette County, Georgia, as per plat of survey dated 9-13-72, prepared by Lee Engineering Company for A. S. Coppolino and in accordance with said plat being more particularly described as follows:

BEGINNING at a point on the North boundary of Busbin Road, 378 feet as measured Southeasterly along the North boundary of Busbin Road from a point at the intersection of the West line of Land Lot 227 and the North boundary of Busbin Road; running thence from the point of beginning North 0 degrees 30 minutes West 1485 feet to a point on the North line of Land Lot 227; running thence South 89 degrees 15 minutes East along the North line of Land Lot 227, 352 feet to a point; running thence South 0 degrees 30 minutes East 1493 feet to a point on the North boundary of Busbin Road; running thence Northwesterly along the North boundary of Busbin Road 352 feet to the point of beginning; the said tract of land containing 12 acres according to said survey of Lee Engineering Company.

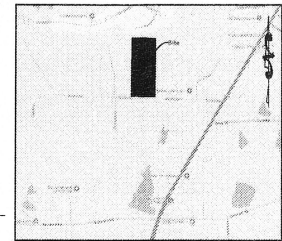
and

TRACT 2:

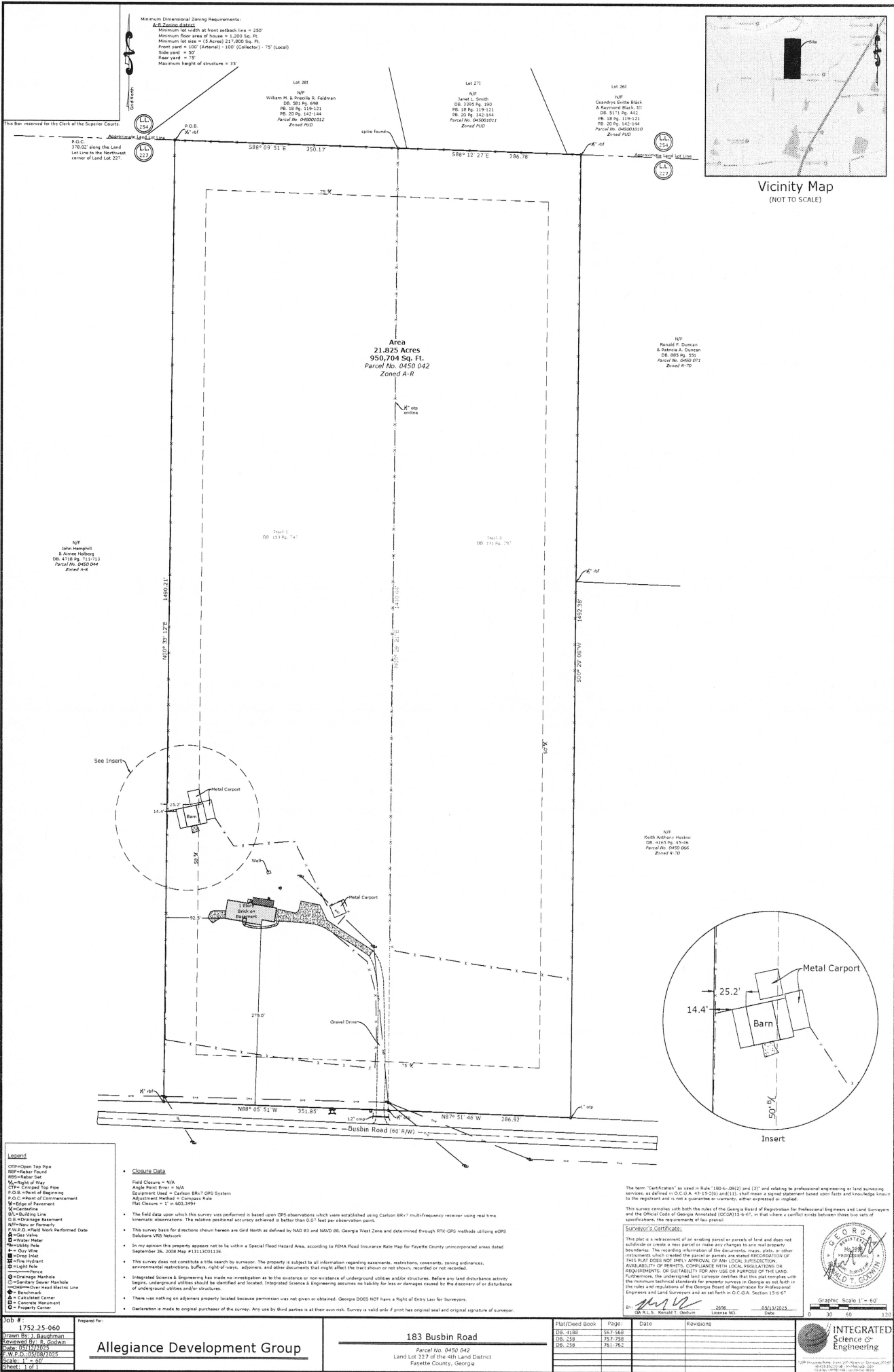
All that tract or parcel of land lying and being in Land Lot 227 of the 4th Land District of Fayette County, Georgia and being those lands shown on a plat dated 9-15-78, prepared by Lee Engineering Company and being more particularly described as follows:

BEGINNING at a point on the North right-of-way line of Busbin Road, 730 feet as measured South 87 degrees 39 minutes East along the North right-of-way of Busbin Road from a point located at the intersection of the North right-of-way line of Busbin Road with the West line of Land Lot 227; running thence North 0 degrees 30 minutes West 1515 feet to a point on the North line of Land Lot 227; running thence South 89 degrees 15 minutes East 287 feet to a point; running thence South 0 degrees 30 minutes East 1523 feet to a point on the North right-of-way line of Busbin Road; running thence North 87 degrees 39 minutes West along the North right-of-way line of Busbin Road 287.3 feet to the point of beginning; the said tract of land containing 10 acres, according to said survey of Lee Engineering Company.

Minimum Dimensional Zoning Requirements:
A-R Zoning district
Minimum lot width at front setback line = 250'
Minimum floor area of house = 1,200 Sq. Ft.
Minimum lot area = (5 Acres) 217,800 Sq. Ft.
Front yard = 100' (Agriculture) - 100' (Collector) - 75' (Local)
Side yard = 50'
Rear yard = 75'
Maximum height of structure = 35'



Vicinity Map
(NOT TO SCALE)



- Legend**
- OTF=Open Top Pole
 - RF=Rebar Found
 - RS=Rebar Set
 - M=Right of Way
 - CTF=Crimped Top Pole
 - P.O.B.=Point of Beginning
 - P.O.C.=Point of Commencement
 - M=Edge of Pavement
 - C=Centerline
 - B=Building Line
 - D=Drainage Easement
 - NH=Not to Scale
 - W.P.D.=Field Work Performed Date
 - S=Set
 - W=Water Meter
 - M=Utility Pole
 - G=Guy Wire
 - C=Crane
 - F=Fire Hydrant
 - U=Utility
 - D=Drainage
 - S=Sanitary Sewer
 - M=Main
 - B=Branch
 - C=Calculated Corner
 - M=Monument
 - P=Property Corner

Closure Data

- Field Closure = N/A
- Angle Point Error = N/A
- Equipment Used = Carlson BR7 GPS System
- Adjustment Method = Compass Rule
- Field Closure = 1.76603488
- The field data upon which the survey was performed is based upon GPS observations which were established using Carlson BR7 multi-frequency receiver using real time kinematic observations. The relative positional accuracy achieved is better than 0.07 feet per observation point.
- The survey basis for directions shown herein are Grid North as defined by NAD 83 and NAVD 88, Georgia West Zone and determined through RTK-GPS methods utilizing GPS Solutions VRS Network.
- In my opinion this property appears not to lie within a Special Flood Hazard Area, according to FEMA Flood Insurance Rate Map for Fayette County unincorporated areas dated September 26, 2008 Map #131300113E.
- This survey does not constitute a title search by surveyor. The property is subject to all information regarding easements, restrictions, covenants, zoning ordinances, environmental restrictions, buffers, right-of-way, adjoiners, and other documents that might affect the tract shown or not shown, recorded or not recorded.
- Integrated Science & Engineering has made no investigation as to the existence or non-existence of underground utilities and/or structures. Before any land disturbance activity begins, underground utilities should be identified and located. Integrated Science & Engineering assumes no liability for loss or damages caused by the discovery of or disturbance of underground utilities and/or structures.
- There was nothing on adjoiners property located because permission was not given or obtained. Georgia DGS NOT have a Right of Entry Law for Surveyors.
- Declaration is made to original purchaser of the survey. Any use by third parties is at their own risk. Survey is valid only if print has original seal and original signature of surveyor.

The term "Certification" as used in Rule 180-6-.09(2) and (3) and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-30 and 43-15-31, shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 43-15-47, in that where a conflict exists between these two sets of specifications, the requirements of law prevail.

Surveyor's Certificate

This plat is a representation of an existing parcel or parcels of land and does not constitute or create a new parcel or make any change to any, real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated RECORDED OR THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF RECENTS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUSTAINABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

By: *[Signature]* 2096 09/11/2023
S.E. S. Robert T. Seaton License No. Date



Graphic Scale 1" = 60'

Job #: 1752.25-060	Prepared For: Alliegence Development Group	Parcel No.: 183 Busbin Road Parcel No. 0450 042 Land Lot 27 of the 4th Land District Fayette County, Georgia	Plot/Sheet Book: DB-4188 DB-238 DB-238	Page: 567-568 757-758 761-762	Date: 09/11/2023	Revisions:
Drawn By: J. Baughman Checked By: J. Baughman Date: 09/11/2023 W.P.D.: 09/08/2023 Scale: 1" = 60'			INTEGRATED Science & Engineering			

PETITIONS FOR VARIANCE(S)/
ADMINISTRATIVE APPEAL(S)/
ON CERTAIN PROPERTIES IN
UNINCORPORATED AREA OF
FAYETTE COUNTY, GEORGIA
PUBLIC HEARING to be held
by the Zoning Board of Appeals
of Fayette County on Monday,
August 25, 2025, at 7:00 P.M.,
Fayette County Administrative
Complex, Public Meeting Room,
140 Stonewall Avenue West, first
floor.

Petition No.: A-901-25

Owner: Coppolino Living Trust

Agent: C. Mark McCullough

Property Address: 183 Busbin
Road

Parcel: 0450 042

Zoning District: A-R

Area of Property: 21.825 acres

Land Lot(s): 227

District: 4th

Road Frontage: Busbin Road

Request: Applicant is requesting
the following:

A-901-25-A. Variance Per Sec.

110-125(d)(6) – Request to reduce
the side yard setback from 50 feet
to 14.4 feet to allow an accessory
structure to remain.

A-901-25-B. Variance Per Sec.

110-125(d)(6) – Request to reduce
the side yard setback from 50 feet
to 32.1 feet to allow an accessory
structure to remain.

WARRANTY DEED

EXHIBIT A

TRACT 1:

All that tract or parcel of land
lying and being in Land Lot 227
of the 4th Land District of Fayette
County, Georgia, as per plat of
survey dated 9-13-72, prepared by
Lee Engineering Company for A. S.
Coppolino and in accordance with
said plat being more particularly
described as follows: BEGINNING
at a point on the North bound-
ary of Busbin Road, 378 feet as
measured Southeasterly along the
North boundary of Busbin Road
from a point at the intersection
of the West line of Land Lot 227
and the North boundary of Busbin
Road; running thence from the
point of beginning North 0 degrees
30 minutes West 1485 feet to a
point on the North line of Land
Lot 227; running thence South 89
degrees 15 minutes East along the
North line of Land Lot 227, 352
feet to a point; running thence
South 0 degrees 30 minutes East
1493 feet to a point on the North
boundary of Busbin Road; running
thence Northwesterly along the
North boundary of Busbin Road
352 feet to the point of beginning;
the said tract of land containing 12
acres according to said survey of
Lee Engineering Company.
and

TRACT 2:

All that tract or parcel of land lying
and being in Land Lot 227 of the
4th Land District of Fayette County,
Georgia and being those lands
shown on a plat dated 9-15-78,
prepared by Lee Engineering Com-
pany and being more particularly
described as follows: BEGINNING
at a point on the North right-of-
way line of Busbin Road, 730 feet
as measured South 87 degrees
39 minutes East along the North
right-of-way of Busbin Road from
a point located at the intersection
of the North right-of-way line of
Busbin Road with the West line
of Land Lot 227; running thence
North 0 degrees 30 minutes West
1515 feet to a point on the North
line of Land Lot 227; running
thence South 89 degrees 15
minutes East 287 feet to a point;
running thence South 0 degrees 30
minutes East 1523 feet to a point
on the North right-of-way line
of Busbin Road; running thence
North 87 degrees 39 minutes
West along the North right-of-way
line of Busbin Road 287.3 feet to
the point of beginning; the said
tract of land containing 10 acres,
according to said survey of Lee
Engineering Company.

07/16