

Minutes 06/22/2026

THE FAYETTE COUNTY ZONING BOARD OF APPEALS met on June 22, 2026, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Marsha Hopkins, Chairman
Kyle McCormick, Vice-Chairman
John Tate
Brian Haren
Latisha Roebuck [Absent]

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

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1. Call to Order. *Chairman Marsha Hopkins called the June 22, 2026, meeting to order at 7:00 pm.*
 2. Pledge of Allegiance. *Chairman Marsha Hopkins offered the invocation and led the audience in the Pledge of Allegiance.*
 3. Approval of Agenda. *John Tate made the motion to approve the agenda. Vice Chairman Kyle McCormick seconded the motion. The motion carried 4-0. Board Member Latisha Roebuck was absent.*
 4. Consideration of the Minutes of the Meeting held on May 18, 2026. *Brian Haren made a motion to APPROVE the Minutes as presented for the May 18, 2026, meeting. John Tate seconded the motion. The motion passed 4-0.*

PUBLIC HEARING

5. Consideration of Petition No. **A-937-26** – Benjamin & Barbara June Hendricks, owners. Applicants are requesting a variance to Sec. 110-125(d)(6).- Side yard setback requirement, to reduce the side yard setback from 50 feet to 12 feet in the A-R zoning district to allow the construction of a detached garage. The subject property is located in Land Lot 255 of the 5th District and fronts Hill Road.

Ms. Debbie Bell explained that the property is a legal lot of record. The shape of the lot and the presence of utility easements and overhead power lines limit suitable building locations; the proposed structure would be located farther from the property line than the existing shed, thereby reducing the degree of nonconformity, and no objections were received from reviewing departments. Staff recommended approval of the petition.

Chairman Marsha Hopkins asked if the petitioner was present.

Mr. Benjamin Hendrix, Owner, addressed the Board and stated that the proposed location is the most practical location on the property. He stated the adjacent property owner, Sylvia Jimenez, was informed of the request and expressed no concerns regarding the proposed garage.

Ms. Jessica Hendrix also spoke in support of the request, noting that the structure would provide storage for equipment used to care for the family's animals and serve as a workspace for family projects.

Public Comment

No additional speakers appeared in support of or in opposition to the petition.

Board members discussed the request and agreed that the proposed location was reasonable given the property's configuration and utility constraints.

Brian Haren made a motion to APPROVE Petition No. A-937-26. John Tate seconded the motion. The motion passed 4-0.

Brian Haren moved to adjourn the June 22nd, 2026, Zoning Board of Appeals meeting. Vice-Chair Kyle McCormick seconded the motion. The motion passed 4-0.

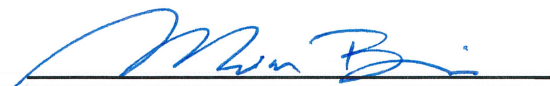
The meeting adjourned at 7:12 pm.

**ZONING BOARD OF APPEALS
OF
FAYETTE COUNTY**

Respectfully Submitted by:



MARSHA HOPKINS, CHAIRMAN



**MARIA BINNS,
ZBA SECRETARY**