

**BOARD OF APPEALS**

John Tate, Chairman  
Marsha Hopkins, Vice-Chairwoman  
Tom Waller  
Bill Beckwith  
Anita Davis

**STAFF**

Deborah Bell, Interim P&Z Director  
Chelsie Boynton, Planning and Zoning Coordinator

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**AGENDA**

**Fayette County Zoning Board of Appeals  
Fayette County Administrative Complex  
Public Meeting Room  
August 22, 2022  
7:00 P.M.**

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1. Consideration of the Minutes of the Meeting held on July 25, 2022.

*Bill Beckwith made a motion to approve the minutes of the meeting held on July 25<sup>th</sup>, 2022. Tom Waller seconded the motion. The motion passed 5-0*

**PUBLIC HEARING**

2. Petition No. A-798-22, Apremier Properties Group, LLC, Owner, and Darrell Baker Agent, request the following:

1. Variance to Sec. 110-170. Nonconformances, (1) Nonconforming structures. Request enlargement of a nonconforming structure: enlarge an existing fuel canopy structure from 960 square feet to 1,728 square feet and add an additional diesel fuel dispenser.

*John Tate made a motion to approve Petition No. A-798-22 Variance to Sec. 110-170 (1) Nonconforming structures to request enlargement of a nonconforming structure: enlarge an existing fuel canopy structure from 960 square feet to 1,728 square feet and add an additional diesel fuel dispenser with recommendations. Marsha Hopkins seconded the motion. The motion passed 4-1.*

2. Variance to Sec. 110-173. Transportation Corridor Overlay Zone, (2) S.R. 54 West (c) (2), to reduce the front yard setbacks from 100 feet to 37 feet for the gasoline canopy.

*Anita Davis made a motion to approve Petition No. A-798-22 Variance to Sec. 110-173 Transportation Corridor Overlay Zone, (2) S.R. 54 West (c) (2), to reduce the front yard setbacks from 100 feet to 37 feet for the gasoline canopy. Bill Beckwith seconded the motion. The motion passed 4-1.*

3. Variance to Sec. 110-144. C-H (d) (3) (a) (1), to reduce the front yard setback from 75 feet to 37 feet off SR 54 West for the gasoline canopy.

***Marsha Hopkins made a motion to approve Petition No. A-798-22 Variance to Sec. 110-144. C-H (d) (3) (a) (1), to reduce the front yard setback from 75 feet to 37 feet off SR 54 West for the gasoline canopy. Bill Beckwith seconded the motion. The motion passed 4-1.***

4. Variance to Sec. 110-144. C-H (d) (3) (a) (1), to reduce the front yard setback from 75 feet to 28 feet off Tyrone Road for the gasoline canopy.

***Bill Beckwith made a motion to approve Petition No. A-798-22 Variance to Sec. 110-144. C-H (d) (3) (a) (1), to reduce the front yard setback from 75 feet to 28 feet off Tyrone Road for the gasoline canopy. John Tate seconded the motion. The motion passed 4-1.***

The subject property is located in Land Lot 26 of the 7th District and fronts on GA. Highway 54 and Tyrone Road.

3. Petition No. A-801-22, Christopher and April Szopa, Owners, request the following: Variance to Sec. 110-133. R-70, (d) (6) to reduce the side yard setback from 20 feet to 5 feet to allow an existing residential accessory structure to remain. The subject property is located in Land Lots 163 and 190 of the 5<sup>th</sup> District and fronts on Ginger Cake Road.

***Tom Waller made a motion to approve Petition No. A-801-22 Variance to Sec. 110-133. R-70, (d) (6) to reduce the side yard setback from 20 feet to 5 feet to allow an existing residential accessory structure to remain. Bill Beckwith seconded the motion. The motion passed 5-0.***

4. Petition No. A-802-22, Shannon D. Williams, Owner, request the following: Variance to Sec. 110-125. A-R, (d) (6), to reduce the side yard setback from 50 feet to 16 feet to allow an existing residential accessory structure to remain. The subject property is located in Land Lot 222 of the 13<sup>th</sup> District and fronts on Westbridge Road.

***Anita Davis made a motion to approve Petition No. A-802-22 Variance to Sec. 110-133. R-70, (d) (6) to reduce the side yard setback from 20 feet to 5 feet to allow an existing residential accessory structure to remain. Variance to Sec. 110-125. A-R, (d) (6), to reduce the side yard setback from 50 feet to 16 feet to allow an existing residential accessory structure to remain. Marsha Hopkins seconded the motion. The motion passed 5-0.***

5. Petition No. A-803-22, Timothy and Doreen Callahan, Owners, request the following:
  1. Variance to Sec. 110-79. Residential accessory structures and their uses, (e) To allow construction of a residential accessory structure located in a front yard.

***Bill Beckwith made a motion to deny Petition No. A-803-22 Variance to Sec. 110-79. Residential accessory structures and their uses, (e) To allow construction of a residential accessory structure located in a front yard. John Tate seconded the motion. The motion passed 4-1.***

2. Variance to Sec. 110-133. R-70, (d) (5) to reduce the rear yard setback from 50 feet to 15 feet to allow an existing residential accessory structure to remain. The subject property is located in Land Lot 77 of the 7<sup>th</sup> District and fronts on Adams Road.

***Bill Beckwith made a motion to approve Petition No. A-803-22 Variance to Sec. 110-133. R-70, (d) (5) to reduce the rear yard setback from 50 feet to 15 feet to allow an existing residential accessory structure to remain. John Tate seconded the motion. The motion passed 5-0.***

6. Petition No. A-804-22, Effren and Melissa, Owners, request the following: Variance to Sec. 110-137. R-40, (d) (5) to reduce the rear yard setback from 30 feet to 1 foot to allow an existing residential accessory structure to remain. The subject property is located in Land Lot 127 of the 5<sup>th</sup> District and fronts on Nina Celeste Lane.

***Bill Beckwith made a motion to approve Petition No. A-804-22 Variance to Sec. 110-137. R-40, (d) (5) to reduce the rear yard setback from 30 feet to 1 foot to allow an existing residential accessory structure to remain. Anita Davis seconded the motion. The motion passed 5-0.***

7. Petition No. A-805-22, Morgan C and Celia G Kendrick Jr, Owners, and Bob Barnard, Barnard & Associates Remodeling, Inc, Agent, request the following: Variance to Sec. 110-125. A-R, (d) (6) to reduce the side yard setback from 50 feet to 38 feet to allow construction of a residential accessory structure. The subject property is located in Land Lot 3 of the 5<sup>th</sup> District and fronts on Harris Road.

***John Tate made a motion to approve Petition No. A-805-22 Variance to Sec. 110-125. A-R, (d) (6) to reduce the side yard setback from 50 feet to 38 feet to allow construction of a residential accessory structure. Bill Beckwith seconded the motion. The motion passed 5-0.***

8. Petition No. A-806-22, Trogger Enterprises, Inc., Owners, and Michael Scanlon, Agent, request the following: Variance to Sec. 110-144. C-H. (d) (3) (a) (1) to reduce the front yard setback from 75 feet to 50 feet to allow for construction of an internal self-storage facility. The subject property is located in Land Lot 25 of the 7<sup>th</sup> District and fronts on Lester Road/West Fayetteville Bypass.

***Marsha made a motion to approve Petition No. A-806-22 110-144. C-H. (d) (3) (a) (1) to reduce the front yard setback from 75 feet to 50 feet to allow for construction of an internal self-storage facility. John Tate seconded the motion. The motion passed 5-0.***