

# 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

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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 4<sup>th</sup> 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.?

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.***

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*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**

  
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**JOHN TATE, CHAIRMAN**

  
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**DEBORAH BELL  
DIRECTOR, PLANNING & ZONING**