

# Minutes 04/27/2026

**THE FAYETTE COUNTY ZONING BOARD OF APPEALS** met on April 27, 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

**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 April 27, 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 5-0.*
  4. Consideration of the Minutes of the Meeting held on March 23, 2026. *Brian Haren made a motion to APPROVE the Minutes as presented for the March 23, 2026, meeting. John Tate seconded the motion. The motion passed 5-0.*

## PUBLIC HEARING

5. Consideration of Petition No. **A-928-26-A** – Dr. Camille Rose St. Alma Feanny Living Trust. Applicant is requesting a variance to Sec. 110-137(d)(5), in the R-40 zoning, to reduce the rear yard setback from 30 feet to 5.9 feet. The subject property is located in Land Lots 219 and 220 of the 13<sup>th</sup> District and fronts Lafayette Drive.

Ms. Debbie Bell explained that the property is a nonconforming lot and outlined the requested variances and presented all three petitions together for items five (5), six (6) and seven (7), but will require separate motions. The structures in question include multiple sheds and a connecting deck, currently used for storage during ongoing renovation. Staff recommended conditional approvals for certain requests.

Staff presented the case involving a property in Lafayette Drive requesting multiple variances:

- A-928-26-A; Reduction of rear setback from 30 feet to 5.9 feet.

- A-928-26-B; Reduction of side setback from 15 feet to 7.3 feet
- A-928-26-C; Increase in allowed accessory structures

The property was described as nonconforming and smaller than required for the zoning district.

Chairman Marsha Hopkins asked if the petitioner was present.

Ms. Camille Feanny, applicant, presented the request, explaining that the sheds were installed during COVID following significant home damage (flooding, mold, asbestos). She relied on guidance that permits were not required for sheds under 200 square feet. The backyard has slope and sinkhole issues limiting placement options. The structures are necessary for storage and to assist in caring for her ill mother. A platform (deck) was added between sheds to improve safety after a fall. Ms. Feanny requested that two sheds and the platform remain in place and stated that a third smaller shed would be removed.

#### **Public Comments – In Support**

Jason Seaton (Contractor/Project Manager): Spoke on behalf of the applicant, noting the structures were installed in good faith and that the applicant is attempting to comply with all requirements.

Sydney Wynn (Neighbor): Expressed no concerns and stated the structures do not negatively impact the neighborhood. Encouraged consideration of the applicant's circumstances.

Andrea (Family Member): Spoke about the applicant's caregiving responsibilities and the importance of the structures for daily living.

Linda Miles (Neighbor): Confirmed the structures are not visible or disruptive and supported the request, noting potential safety concerns if relocated.

#### **Public Comments – Opposition: None.**

Chairman Marsha Hopkins brought the item back to the board for questions or motion.

Board members discussed the nonconforming nature of the lot, the age of the subdivision, and the applicant's circumstances. Members acknowledged the unique hardship and generally supported the request.

#### **Part A – Rear Yard Setback Variance**

Motion made and seconded to approve.

*John Tate made a motion to APPROVE Petition No. A-928-26-A, to reduce the rear setback from 30 feet to 5.9 feet. Brian Haren seconded the motion. The motion passed 5-0.*

6. Consideration of Petition No. **A-928-26-B** – Dr. Camille Rose St. Alma Feanny Living Trust. Applicant is requesting a Variance to Sec. 110-137(d)(6) – Side yard setback requirement, to reduce the side yard setback from 15 feet to 7.3 feet to allow an existing accessory structure to remain. The subject property is located in Land Lots 219 and 220 of the 13<sup>th</sup> District and fronts Lafayette Drive.

Ms. Bell explained the description and the points for each petition on item five (5).

**Part B – Side Yard Setback Variance (Small Shed)**

Motion made and seconded to approve with the condition that the structure be removed within 12 months.

*Chairman Marsha Hopkins made a motion to APPROVE WITH CONDITIONS Petition No. A-928-26-B. John Tate seconded the motion. The motion passed 5-0.*

**CONDITIONS:**

1. *Staff recommended conditional approval of the request A-928-26-B to reduce the side yard setback from 15 feet to 7.3 feet for a period of twelve (12) months to allow completion of the sunroom and removal of building materials from the sheds. Sec. 110-79(h) allows for temporary storage not to exceed one year in conjunction with an ongoing renovation project.*
7. Consideration of Petition No. **A-928-26-C** – Dr. Camille Rose St. Alma Feanny Living Trust. Applicant is requesting a variance to Sec. 110-79(c)(1)a., in the R-40 Zoning, Two (2) residential accessory structures, per individual lot, to increase the total number of four (4) accessory structures; three (3) sheds and one (1) deck, on a lot less than five (5) acres. The subject property is located in Land Lots 219 and 220 of the 13<sup>th</sup> District and fronts Lafayette Drive.

Ms. Bell explained the description and the points for each petition on item five (5).

**Part C – Number of Accessory Structures**

Motion made and seconded to: Allow three structures to remain and allow a fourth structure to remain temporarily for up to 12 months.

*John Tate made a motion to APPROVE WITH CONDITIONS Petition No. A-928-26-C. Latisha Roebuck seconded the motion. The motion passed 5-0.*

**CONDITIONS:**

1. *Staff recommended conditional approval of the request A-928-26-C to allow three (3) accessory structures to remain and to allow a four (4) accessory structure to remain for a period of twelve (12) months.*
8. Consideration of Petition No. A-933-26 – Kristopher Gilmore, Owner. Applicant is requesting the following: Per Sec. 110-242(h), requesting an illegal lot to be deemed a nonconforming lot. The subject property is located in Land Lots 118 of the 4<sup>th</sup> District and fronts Antioch Road and Lowery Road.

Ms. Bell Staff stated the property meets all criteria required to be designated as a legal nonconforming lot. The lot was created by a previous owner and cannot be brought into compliance without affecting adjacent properties.

Chairman Marsha Hopkins asked if the petitioner was present.

Mr. Christopher Gilbert explained that he recently purchased the property, which has fallen into disrepair and intends to clean up the lot and potentially rebuild or improve the existing structure. The property has strong support from surrounding neighbors.

**Public Comments:**

**In Support:** None, applicant presented written support letters from adjacent neighbors.

**Opposition:** None.

Chairman Marsha Hopkins brought the item back to the board for questions or a motion and commented the property has been asked to be deemed a nonconforming lot and there is nothing else for the board to decided and made a motion.

***Chairman Marsha Hopkins made a motion to APPROVE Petition No. A-933-26. Vice-Chairman Kyle McCormick seconded the motion. The motion passed 5-0.***

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*Brian Haren moved to adjourn the April 27, 2026, Zoning Board of Appeals meeting. John Tate seconded the motion. The motion passed 5-0.*

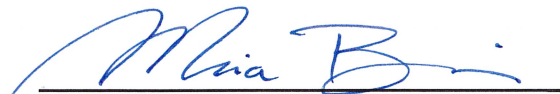
*The meeting adjourned at 8:11 pm.*

**ZONING BOARD OF APPEALS  
OF  
FAYETTE COUNTY**

**Respectfully Submitted by:**



**MARSHA HOPKINS, CHAIRMAN**



**MARIA BINNS,  
ZONING SECRETARY**