BOARD OF APPEALS	**STAFF**
Marsha Hopkins, Chairman	Deborah L. Bell, Planning and Zoning Director
Kyle McCormick, Vice-Chairman	Deborah Sims, Zoning Administrator
John Tate	Maria Binns, Zoning Coordinator
Brian Haren	E. Allison Ivey Cox, County Attorney
Latisha Roebuck	

AGENDA
Fayette County Zoning Board of Appeals
Fayette County Administrative Complex
Public Meeting Room
November 23, 2026
7:00 P.M.

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

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1. Call to Order.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Consideration of the Minutes of the Meeting held on October 26, 2026.

PUBLIC HEARING

5. Consideration of Petition No. **A-951-26** – BRG Real Estate, LLC, Owner and Matt Johnston, Agent. Applicants are requesting a variance to Sec. 110-125(d)(1). Lot area: 217,800 square feet (Five Acres) – Under A-R, Agricultural-Residential (Single-Family) Zoning, as allowed under Sec. 110-242(c)(1). Requesting a variance to the minimum lot size for an unimproved, nonconforming lot to allow a lot that is 184,322 square feet in area (4.232 acres) to be developed. The subject property is located in Land Lots 34 and 35 of the 4th District and fronts Bankstown Road.
6. Consideration of the Fayette County Zoning Board of Appeals 2027 Calendar Schedule.

Minutes 10/26/2026

THE FAYETTE COUNTY ZONING BOARD OF APPEALS met on October 26, 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 October 26, 2026, Zoning Board of Appeals 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. ***Brian Haren made the motion to approve the agenda. Vice-Chairman Kyle McCormick seconded the motion. The motion carried 4-0. Board Member John Tate and Planning and Zoning Director Deborah Bell were absent.***

4. Consideration of the Minutes of the Meeting held on September 28, 2026. ***Vice–Chairman Kyle McCormick made a motion to APPROVE the Minutes as presented for the September 28, 2026, meeting. Brian Haren seconded the motion. The motion passed 4-0.***

PUBLIC HEARING

5. Consideration of Petition No. **A-949-26-A** – Lutgardo Carlos Aguilera and Gesenia Aguilera, Owners. Applicants are requesting a variance in the P-U-D Zoning District, Single-Family. A) Variance to Sec. 110-149(d)(6)(d). Rear yard setback requirement, to reduce the ~~rear~~ side yard setback from 40 feet to 5 feet in the PUD-PRD zoning district to allow a swimming pool to be constructed to the south side of the property. The subject property is located in Land Lot 2 of the 6th District and fronts Troon Drive.

   Ms. Deborah Sims presented the property and survey information and explained that the lot has an unusual triangular shape within a planned residential development and the existing building location and required setbacks significantly limit the usable rear yard area. Staff noted that the homeowners' association had approved the proposal. If the variance were approved, the applicant would be required to demonstrate compliance with the approved setback through a foundation survey.

Chairman Marsha Hopins asked if the petitioner was present.

Mr. Lutgardo Aguilera, Owner, explained that the property is approximately one acre and differs in shape from most lots in the subdivision, which are generally rectangular. The applicant stated that the existing home is positioned along the established building line, leaving insufficient space for a pool without a variance, and that the swimming pool would measure approximately 18 feet by 40 feet and would be located toward the rear/south property line, and no setback variance was being requested along the neighboring side property line. The proposed location would avoid impacts to adjacent neighbors. The property's shape and existing house location substantially limit alternative locations for a pool.

Mrs. Genesia Aguilera, Owner, commented that the drainage infrastructure and homeowners' association requirements prevent construction of a pool in the side yard. The project would comply with applicable safety, fencing, drainage, and other building requirements. The applicant also noted that existing outdoor improvements would be removed or modified as part of the project.

Chairman Marsha Hopkins asked whether anyone wished to speak in support of or in opposition to the request. No speakers came forward.

Vice-Chairman Kyle McCormick asked about departmental comments concerning environmental management, public works, and environmental health requirements.

Ms. Sims explained that because the property is within 200 feet of state waters, an erosion and sediment control plan would be required before the applicable approvals could be issued. Environmental health must approve the soil report and related requirements before an application for the applicable building permit can proceed.

Ms. Latisha Roebuck commented that the applicant must satisfy all applicable departmental requirements regardless of the board's decision on the variance and asked the applicant if they would take, or will undertake to remove some of the existing equipment that is already present to build as much as they are planning.

Mr. Aguilera confirmed that an existing deck and outdoor brick kitchen would be removed. The existing retaining wall would be rebuilt or improved, and landscaping and other site improvements would be incorporated into the project.

The board acknowledged the unusual shape of the property and the limitations imposed by the existing building location and moved for a motion.

Brian Haren made a motion to APPROVE Petition No. A-949-26-A. Latisha Roebuck seconded the motion. The motion passed 4-0.

6. Consideration of Petition No. **A-949-26-B** – Lutgardo Carlos Aguilera and Gesenia Aguilera, Owners. Applicants are requesting a variance in the P-U-D Zoning District, Single-Family.

B) Variance to Sec. 110-149(d)(6)(d). ~~Rear~~ Side yard setback requirement, to reduce the rear yard setback from 40 feet to 5 feet in the PUD-PRD zoning district to allow a pool house with pool equipment to be constructed on the south side of the property. The subject property is located in Land Lot 2 of the 6th District and fronts Troon Drive.

Ms. Sims presented the proposed pool house location using the previously submitted survey and explained that the same property constraints applied to this request and noted that the pool house would be located adjacent to the proposed swimming pool and that the property's shape limited suitable alternative locations.

Mr. Aguilera stated that the proposal remained consistent with the homeowners' association requirements and applicable building line restrictions. Applicant clarified that the requested relief concerned the south property line. The neighboring side-yard setback would remain unaffected. No additional substantive information was presented beyond the explanation provided for the swimming pool request.

Chairman Marsha Hopkins asked if anyone in the audience

No public comments spoke in support of or in opposition to the request.

The board indicated that the applicant's presentation and the property's limitations were sufficiently clear. No additional questions or concerns were raised.

No additional formal action was taken on those matters.

Brian Haren made a motion to APPROVE Petition No. A-949-26-B. Vice-Chairman Kyle McCormick seconded the motion. The motion passed 4-0.

Attendees were invited to participate in a vision workshop scheduled for the following evening from 5:30 p.m. to 7:30 p.m. at the health department.

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Brian Haren moved to adjourn the October 26, 2026, Zoning Board of Appeals meeting. Latisha Roebuck seconded the motion. The motion passed 4-0.

The meeting adjourned at 7:23 pm.

ZONING BOARD OF APPEALS
OF
FAYETTE COUNTY

Respectfully Submitted by:

MARSHA HOPKINS, CHAIRMAN

MARIA BINNS, ZBA SECRETARY

PETITION NO: A-951-26

Requested Actions: Variance to Sec. 110-125. – A-R, Agricultural-Residential (d)(1), as allowed under Sec. 110-242(c)(1) – Requesting a variance to the minimum lot size for an unimproved nonconforming lot, to allow a lot that is 184,322 square feet in area (4.232 acres) to be eligible for development.

Location: BRG Estates, Bankstown Rd., Brooks, Georgia 30205

Parcel(s): 0410 003

District/Land Lot(s): 4th District, Land Lot(s) 34 & 35

Zoning: A-R, Agricultural-Residential

Lot Size: 184,322 square feet (4.232 Acres)

Owner(s): BRG Real Estate, LLC

Agent: Matt Johnston, Johnston Homes, LLC

Zoning Board of Appeal Public Hearing: November 23, 2026

REQUEST

Applicant is requesting the following:

> Per Sec. 110-242(c)(1), the applicant is requesting a variance to Sec. 110-125. – A-R, (d)(1), to reduce the minimum lot size in the A-R zoning district for a legal nonconforming lot, to allow a lot that is 184,322 square feet in area (4.232 acres) to be eligible for development. The variance amount is 33,478 square feet.

STAFF ASSESSMENT

- The lot is a legal nonconforming lot. It has 184,322 square feet in area (4.232 acres), which is less than the required 217,800 square feet (5.00 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. A house previously existed on this property, but its removal created an undeveloped nonconforming lot.
- The final plat for BRG Estates was approved by staff and recorded with Superior Court on October 1, 2026.
- Sec. 110-65. Reduction of lot area. No lot shall be reduced in size, width, depth, setback, or other requirement of this chapter is not maintained. This restriction shall not apply when a portion of a lot is acquired for a public purpose.
- The variance is necessary for the owners to be able to obtain a building permit.

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. (c) states the Zoning Board of Appeals may authorize, upon appeal is specific cases, a variance from the terms of the zoning regulations as will not be contrary to public interest, where, owning to special conditions a literal enforcement of the provisions of these regulations will, in an individual case, result in a practical difficulty or unnecessary hardship, so that the spirit of these regulations shall be observed, public safety and welfare secures, and substantial justice done.

1. **The owner of the 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 (1) acre in size.**

   This parcel is on an approved, recorded final plat. Per the recorded final plat, this property is 4.232 acres, exceeding the minimum requirement. When the house on this property was removed, the property became an undeveloped nonconforming lot requiring a variance prior to construction of a new home.

2. **The owner of a nonconforming lot may request a variance to the minimum lot width for its zoning district. However, no nonconforming lot shall be eligible for a variance to the minimum lot width which would result in the nonconforming lot being less than 80 percent of the minimum lot width required in its zoning district.**

   Not applicable to this request. This lot is 265' at Bankstown Rd, exceeding the 250' lot width requirement in A-R Zoning.

3. **The owner of a nonconforming lot may request a variance to the minimum road frontage for its zoning district. However, no nonconforming lot containing less than 20 feet of the road frontage required in its zoning district.**

   Not applicable to this request. This lot is 265' at Bankstown Rd, exceeding the 100' road frontage requirement.

HISTORY

This parcel is a legal nonconforming lot. It has not been rezoned.

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.

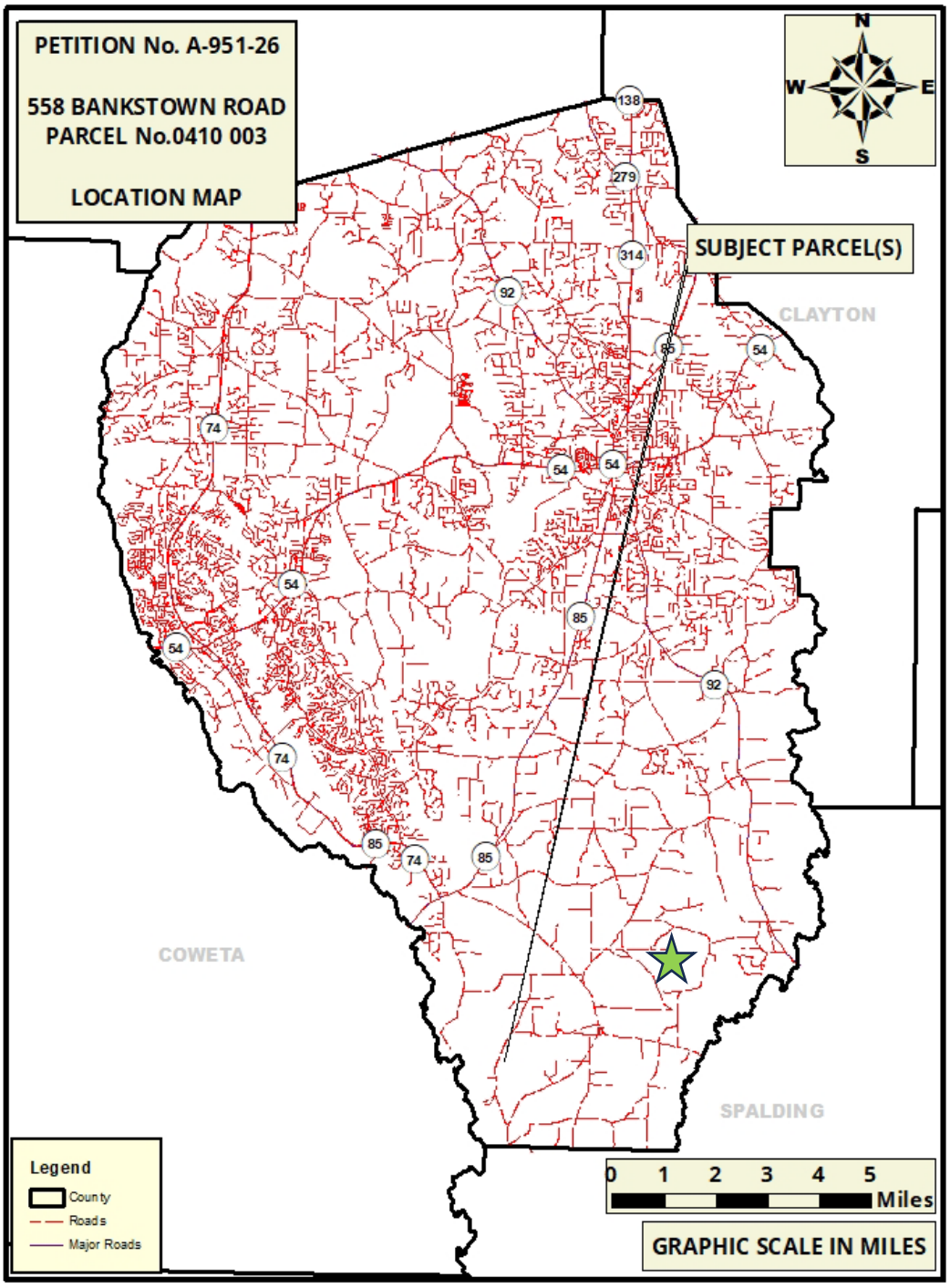
Sec. 110-125. – A-R, Agricultural-Residential District.

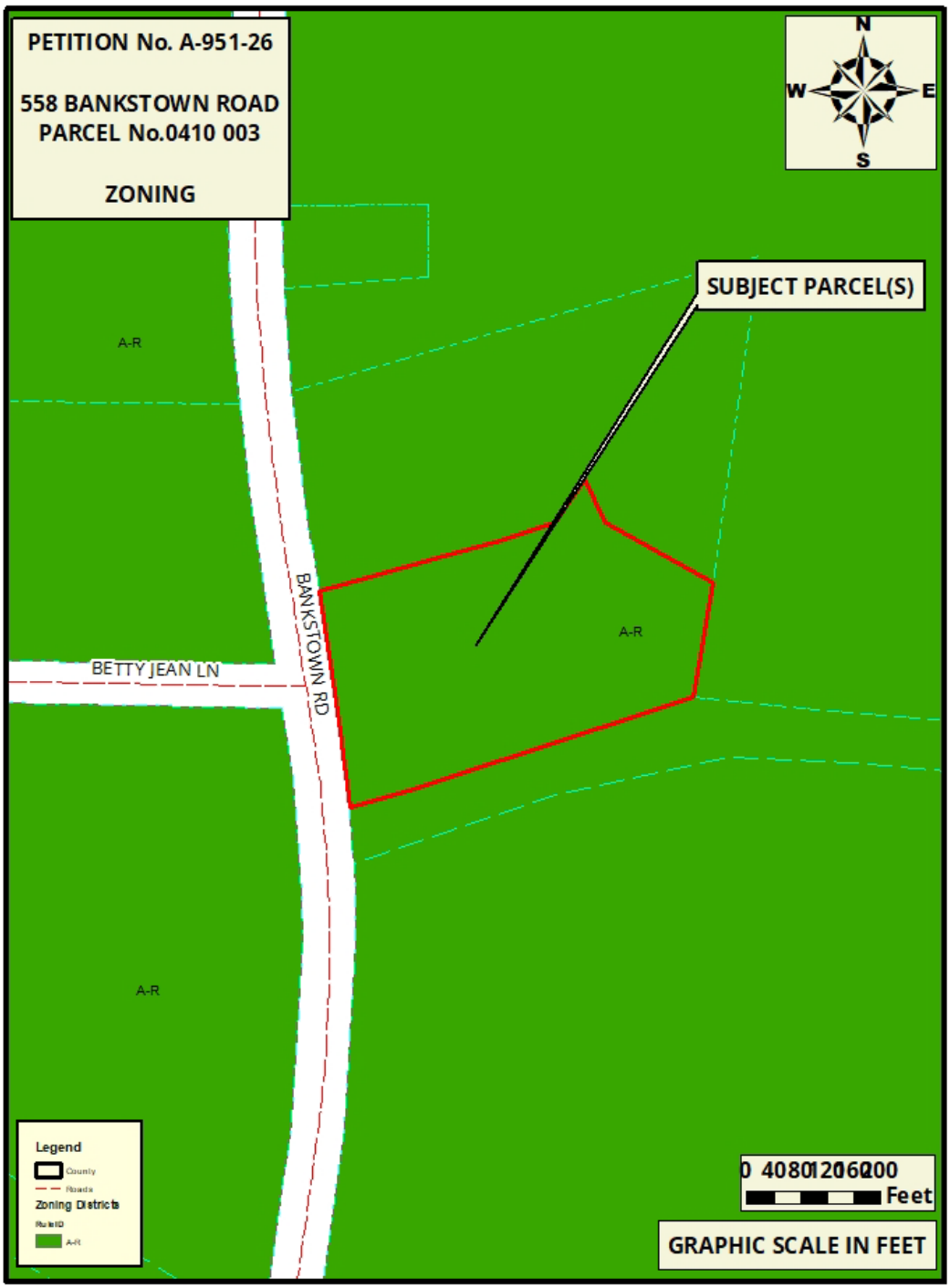
(d) Dimensional requirements. The minimum dimensional requirements in the A-R zoning district shall be as follows:

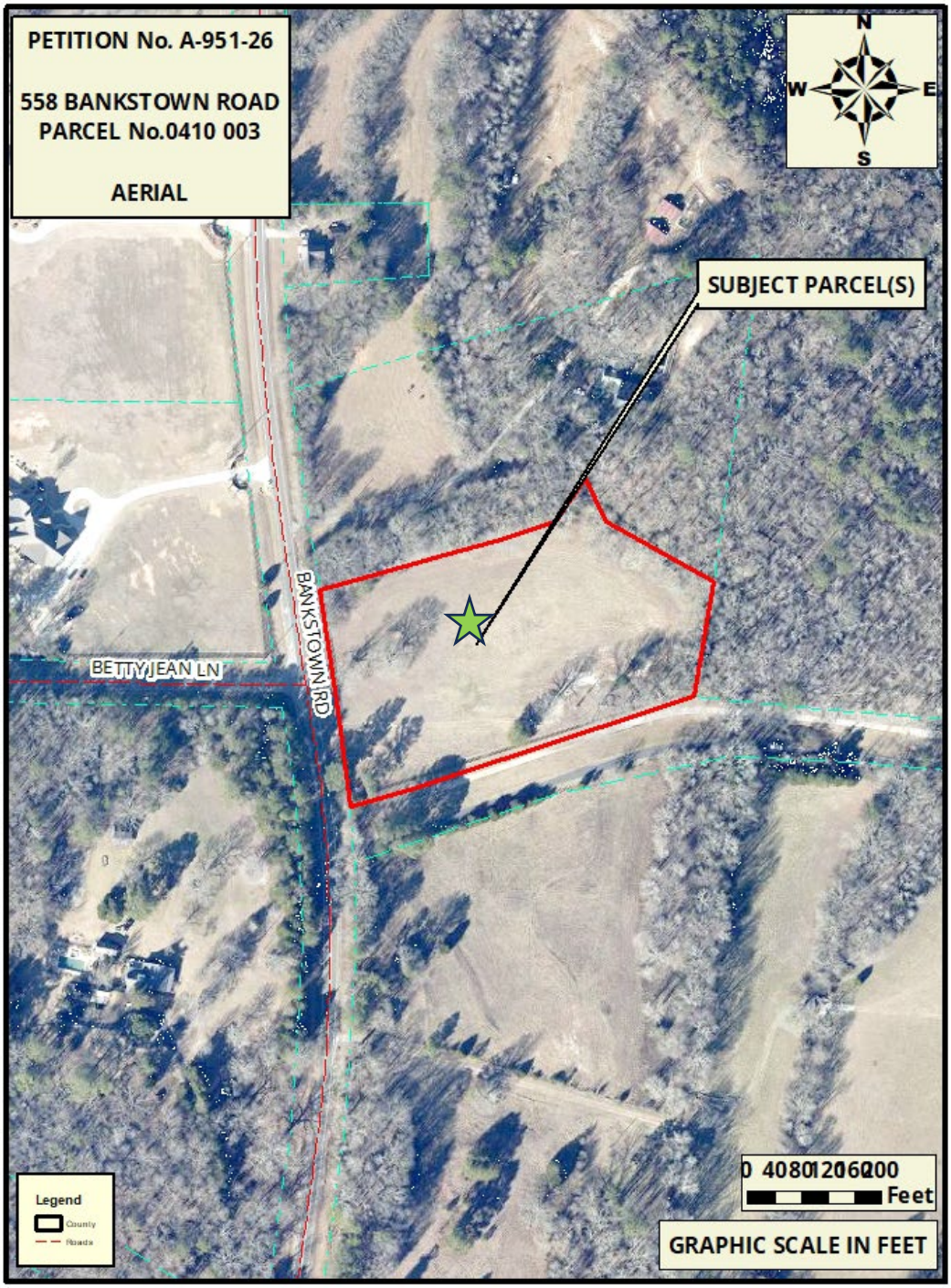
(1) Lot area: 217,800 square feet (five acres).
(2) Lot width: 250 feet.
(3) Floor area: 1,200 square feet.
(4) Front yard setback:
a. Major thoroughfare:
1. Arterial: 100 feet.
2. Collector: 100 feet.
b. Minor thoroughfare: 75 feet.
(5) Rear yard setback: 75 feet.
(6) Side yard setback: 50 feet.

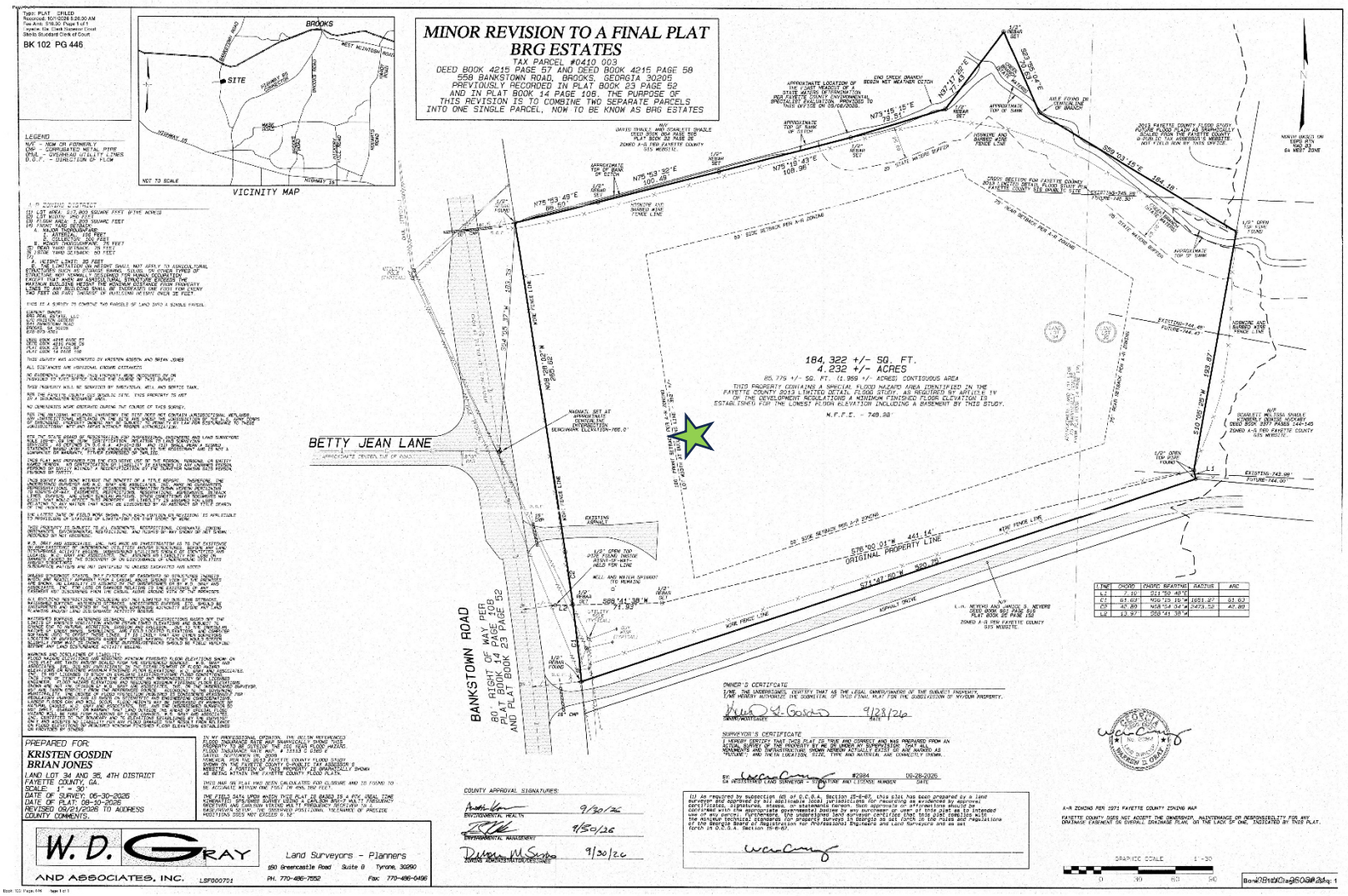
DEPARTMENTAL COMMENTS

- ☐ **Water System** –No objections.
- ☐ **Public Works** – No comments.
- ☐ **Environmental Management** – No comments since the variance deals with zoning.
- ☐ **Environmental Health Department** – This office has no objection to the proposed variance. However, this office does not guarantee the lot will have suitable soils to accommodate an onsite sewage management system.
- ☐ **Fire** – N/A


PETITION No. A-951-26
558 BANKSTOWN ROAD
PARCEL No.0410 003
LOCATION MAP
N
W
E
S
SUBJECT PARCEL(S)
CLAYTON
COWETA
SPALDING
138
279
314
92
85
54
74
Legend
County
Roads
Major Roads
0 1 2 3 4 5
Miles
GRAPHIC SCALE IN MILES


PETITION No. A-951-26
558 BANKSTOWN ROAD
PARCEL No.0410 003
ZONING
N
W
E
S
SUBJECT PARCEL(S)
A-R
A-R
A-R
BANKSTOWN RD
BETTY JEAN LN
Legend
County
Roads
Zoning Districts
A-R
0 40801206200
Feet
GRAPHIC SCALE IN FEET


PETITION No. A-951-26
558 BANKSTOWN ROAD
PARCEL No.0410 003
AERIAL
N
W
E
S
SUBJECT PARCEL(S)
BANKSTOWN RD
BETTY JEAN LN
Legend
County
Roads
0 400 800 1,200 2,400
Feet
GRAPHIC SCALE IN FEET


MINOR REVISION TO A FINAL PLAT
BRG ESTATES
TAX PARCEL #0410 003
DEED BOOK 4215 PAGE 57 AND DEED BOOK 4215 PAGE 58
559 BANKSTOWN ROAD, BROOKS, GEORGIA 30205
PREVIOUSLY RECORDED IN PLAT BOOK 23 PAGE 52
AND IN PLAT BOOK 14 PAGE 108. THE PURPOSE OF
THIS REVISION IS TO COMBINE TWO SEPARATE PARCELS
INTO ONE SINGLE PARCEL, NOW TO BE KNOW AS BRG ESTATES
VICINITY MAP
BROOKS
SITE
HIGHWAY 85
NOT TO SCALE
LEGEND
184, 322 +/- SQ. FT.
4.232 +/- ACRES
85,775 +/- SQ. FT. (1.969 +/- ACRES) CONFIGUOUS AREA
THIS PROPERTY CONTAINS A SPECIAL FLOOD HAZARD AREA IDENTIFIED IN THE
FAYETTE COUNTY 2013 LIMITED DETAIL FLOOD STUDY, AS REQUIRED BY ARTICLE IV
OF THE DEVELOPMENT REGULATIONS A MINIMUM FINISHED FLOOR ELEVATION IS
ESTABLISHED FOR THE LOWEST FLOOR ELEVATION INCLUDING A BASEMENT BY THIS STUDY.
M.F.F.E. - 749.98
BETTY JEAN LANE
BANKSTOWN ROAD
80' RIGHT OF WAY PER PLAT BOOK 108 PAGE 52 AND PLAT BOOK 23 PAGE 52
ORIGINAL PROPERTY LINE
S76°00'01"W 461.14'
S74°47'50"W 420.75'
N00°02'08"W 184.32'
S89°41'38"W 71.93'
S89°41'38"W 100.00'
S00°08'22"E 184.19'
S00°08'22"W 198.87'
N75°19'43"E 108.96'
N75°53'32"E 100.49'
N75°53'49"E 80.60'
N73°15'15"E 79.51'
S89°53'15"E 184.19'
S89°53'15"E 184.19'
N89°41'38"E 100.00'
N89°41'38"E 71.93'
S04°35'37"W 186.76'
S00°08'22"E 198.87'
S00°08'22"E 184.19'
S89°53'15"E 184.19'
N89°41'38"E 100.00'
N89°41'38"E 71.93'
S04°35'37"W 186.76'
S00°08'22"W

Petition # A-951-26
(assigned by staff)

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

PROPERTY INFORMATION:

Parcel No. 0410-003 Acreage: 4.232 Land Lot: 34/35 Land District: 4th
Address: 558 Bankstown Rd., Brooks, GA 30205
Zoning: A-R (Single Family Residential) Zoning of Surrounding Properties: same
Use: Residential

PROPERTY OWNER INFORMATION

Name BRG Real Estate, LLC Kristen Gosdin
Email [redacted]
Address 541 Bankstown Rd.
City Brooks
State GA Zip 30205
Phone [redacted]

AGENT/DEVELOPER INFORMATION (If not owner)

Name Matt Johnston Johnston Homes LLC
Email [redacted]
Address 150 Friendship Church Rd
City Brooks
State GA Zip 30205
Phone [redacted]

PETITION NUMBER: A-951-26 **(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: 09/29/2026

DATE OF ZONING BOARD OF APPEALS HEARING: November 23rd, 2026

Received payment from Kristen Gosdin 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 09/28/2026 Receipt Number: _____

RECEIVED
SEP 28 2026
BY: M.B.

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:
BRG Real Estate, LLC (Kristen Gosdin)
Please Print Owners' Names

Property Tax Identification Number(s) of Subject Property: 0410-003

(I am) (we are) the sole owner(s) of the above-referenced property. Subject property is located in Land Lot(s) 34/35 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 N/A acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Johnston Homes, LLC (Matt Johnston) 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 [redacted]
Name: Kristen Gosdin
Address: 541 Bankstown Rd.
City/State/Zip: Brooks, GA 30205
Date: 9/29/26
Phon [redacted]
Email [redacted]
Notary: Joni L. Coln
Commission Exp.: January 25, 2030

JONI L COLN NOTARY PUBLIC CLAYTON COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 25, 2030 (seal)

Owner/ Agent Two:
Signature [redacted]
Name: Matt Johnston
Address: 150 Friendship Church Rd.
City/State/Zip: Brooks, GA 30205
Date: 9/29/26
Phon [redacted]
Email [redacted]
Notary: Joni L. Coln
Commission Exp.: January 25, 2030

JONI L COLN NOTARY PUBLIC CLAYTON COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 25, 2030 (seal)

Owner/ Agent Three:
Signature _____
Name: _____
Address: _____
City/State/Zip: N/A
Date: _____
Phone: _____
Email: _____
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	Sec 110-125. (d)(1) Lot area. per Sec 110-242 (c)(1)
Requirement	217,800 SF (5 acres)
Proposed Change	4.232 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.

Variance to minimum lot size -
Refer to Section 110-242

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.

Variance needs approval to be able to acquire a building permit for a residential home

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

Strict application of the zoning Regulations would prevent the property from being used for a Residental home & would create an unnecessary hardship for the property owner. The requested variance would allow the land to be used for its intended purpose, a home.

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

These conditions limit the reasonable placement and development of a Residential home on the land under zoning Requirements.

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.

Granting the variance would not adversely affect the public good or surrounding properties. The proposed use would be consistent with the surrounding area.

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

It would prevent us from making Reasonable Residential use of the land that is available to others 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

☐ A letter from the ownership of the homeowners' association (HOA) in a residential subdivision, or a property owner's association (POA) or developer/property management entity in a nonresidential subdivision, approving the petition application

☐ 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. 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:	Lot Size: 4.232 AC.	
Lot:	Width at Building Line:	
Zoning: A-R	Front Setback:	
Flood: Yes/ No MFFE:	Side Setback: 50'	
Stream Buffers:	Rear Setback: 75'	
Number of Frontages 1	House Size:	

ER RECORDING PLEASE RETURN TO:
CRISTY BRITT
McRAE, STEGALL & PEEK
P.O. BOX 29
ROME, GA 30162-0029

Doc ID: 009408120001 Type: WD
Recorded: 07/21/2014 at 01:30:00 PM
Fee Amt: $10.00 Page 1 of 1
Transfer Tax: $0.00
Fayette, Ga. Clerk Superior Court
Sheila Studdard Clerk of Court
BK 4215 PG 57

TITLE NOT EXAMINED
WARRANTY DEED

FLORIDA, DADE COUNTY:

THIS INDENTURE, made this 11th day of July, 2014, between **RICHARD CHAMBERS**, as grantor and **BRG REAL ESTATE, LLC, a Florida limited liability company**, as grantee:

WITNESSETH: That said grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other Good and Valuable Consideration, receipt whereof is hereby acknowledged, has sold and conveyed, and does hereby sell and convey unto said grantee, its successors and assigns, the following described property:

All that tract or parcel of land lying and being in Land Lots 34 and 35 of the 4th Land District of Fayette County, Georgia and being that 3.984 acres tract of land shown on a plat of survey dated September 26, 1983, prepared by Kenneth D. Presley, registered land surveyor for Joe L. Brown and being more particularly described as follows: Beginning at an iron pin on the east right of way line of Bankstown Road 1211.21 feet as measured north 20 degrees 16 minutes 14 seconds west from the southeast corner of Land Lot 34 which is also the common corners of Land Lots 30, 31, 34 and 35 of the 4th District of Fayette County, Georgia; running thence north 86 degrees 57 minutes 23 seconds east 86.38 feet to an iron pin; running thence north 74 degrees 30 minutes 02 seconds east 441.14 feet to an iron pin; running thence north 8 degrees 35 minutes 26 seconds east 194.17 feet to an iron pin; running thence north 60 degrees 51 minutes 55 seconds west 184.27 feet to an iron pin; running thence north 24 degrees 52 minutes 35 seconds west 71.17 feet to a point; running thence south 35 degrees 45 minutes 37 seconds west 77.43 feet to a point; running thence south 71 degrees 43 minutes 30 seconds west 79.51 feet to a point; running thence south 73 degrees 47 minutes 58 seconds west 108.96 feet to a point; running thence south 74 degrees 21 minutes 47 seconds west 100.49 feet to a point; running thence south 74 degrees 22 minutes 04 seconds west 75.05 feet to an iron pin on the east right of way line of Bankstown Road; running thence south 8 degrees 26 minutes 08 seconds east along the east right of way line of Bankstown Road 306.59 feet to the POINT OF BEGINNING.

TO HAVE AND TO HOLD, said bargained premises, and all rights, members and appurtenances thereunto belonging or appertaining, to said grantee, its successors and assigns, in FEE SIMPLE; and grantor warrants unto each such person the title thereto against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has hereunto set his hand and affixed his seal the day and year first above written.

WITNESS

RICHARD CHAMBERS (SEAL)

NOTARY PUBLIC

MILDRED GOMEZ
MY COMMISSION # FF 008592
EXPIRES: November 6, 2017
Bonded Thru Budget Notary Services

Continued from page B3

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, November 23, 2026, at 7:00 P.M., Fayette County Administrative Complex, Public Meeting Room, 140 Stonewall Avenue West, first floor.

Petition No.: A-951-26
Owner: BRG Real Estate, LLC
Agent(s): Matt Johnston
Property Address:
558 Bankstown Road
Parcel: 0410 003
Zoning District: A-R
Area of Property: 4.232 acres
Land Lot(s): 34 and 35
District: 4th
Road Frontage: Bankstown Road.
Request: Applicant is requesting the following: Variance to Sec. 110-125(d)(1). Lot area: 217,800 square feet (Five Acres) – Under A-R, Agricultural-Residential (Single-Family) Zoning, as allowed under Sec. 110-242(c)(1). - Requesting a variance to the minimum lot size for an unimproved nonconforming lot to allow a lot that is 184,322 square feet in area (4.232 acres) to be developed.
Legal Description
All that tract or parcel of land lying and being in Land Lots 34 and 35 of the 4th Land District of Fayette County, Georgia and being that 3.984 acres tract of land shown on a plat of survey dated September 26, 1983, prepared by Kenneth D. Presley, registered land surveyor for Joe L. Brown and being more particularly described as follows: Beginning at an iron pin on the east right of way line of Bankstown Road 1211.21 feet as measured north 20 degrees 16 minutes 14 seconds west from the southeast corner of Land Lot 34 which is also the common corner of Land Lots 30, 31, 34 and 35 of the 4th District of Fayette County, Georgia; running thence north 86 degrees 57 minutes 23 seconds east 86.38 feet to an iron pin; running thence north 74 degrees 30 minutes 02 seconds east 441.14 feet to an iron pin; running thence north 8 degrees 35 minutes 26 seconds east 194.17 feet to an Iron pin; running thence north 60 degrees 51 minutes 55 seconds west 184.27 feet to an iron pin; running thence north 24 degrees 52 minutes 35 seconds west 71.17 feet to a point; running thence south 35 degrees 45 minutes 37 seconds west 77.43 feet to a point; running thence south 71 degrees 43 minutes 30 seconds west 79.51 feet to a point; running thence south 73 degrees 47 minutes 58 seconds west 108.96 feet to a point; running thence south 74 degrees 21 minutes 47 seconds west 100.49 feet to a point; running thence south 74 degrees 22 minutes 04 seconds west 75.0S feet to an Iron pin on the east right of way line of Bankstown Road; running thence south 8 degrees 26 minutes 08 seconds east along the east right of way line of Bankstown Road 306.59 feet to the
POINT OF BEGINNING.
10/28

FCN B 4 K

2027 HEARING SCHEDULE

For Zoning Board of Appeals

Fayette County, Georgia

140 Stonewall Avenue West, Suite 202, Fayetteville, GA 30214

The deadline is 12:00 PM (Noon) on the first day of the month prior to the month of the meeting. Variance applications require a public hearing held on the fourth Monday of the month before the Zoning Board of Appeals. The Meeting Schedule reflects adjustments for holidays. The public hearing is held at the Fayette County Administrative Complex at Stonewall (located at the southwest corner of SR 54 and SR 85 in downtown Fayetteville) on the first floor in the Public Meeting Room (near the fountain) and hearings begin at 7:00 p.m.

APPLICATION DEADLINES	ZBA MEETING DATES
December 4, 2026	January 25, 2027
January 4, 2027	February 22, 2027
February 1, 2027	March 22, 2027
March 1, 2027	April 26, 2027
April 1, 2027	May 24, 2027
May 3, 2027	June 28, 2027
June 1, 2027	July 26, 2027
July 1, 2027	August 23, 2027
August 2, 2027	September 27, 2027
September 1, 2027	October 25, 2027
October 1, 2027	November 22, 2027
November 1, 2027	December 27, 2027*
December 1, 2027	January 24, 2028

*Dates are adjusted for Holiday meeting schedules and newspaper advertising deadlines.

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