

APPROVED

**Minutes
City of McDonough
Board of Zoning Appeals Hearing
May 8, 2025
6:00 P.M.**

AUG 14 2025

BOARD OF ZONING APPEALS

The meeting of the McDonough Board of Zoning Appeals was held at the City Hall, 2nd Floor in McKibben Chambers with the following members present.

Members Present:	Samuel Humphrey (Chair)
	Reid Burch (Vice-Chair)
	Charles Piersaul, Jr. (Secretary)
	Jerry Edmonds
	Patricia Thompson
Not Present:	Darren Wolfe

Also present was staff: Sylvia Smith, Community & Economic Development Director
Ayinde Toby, Building Official
Aaron Hypolite, Planner
Kelsey Liddick, Permit Coordinator

Chairperson Humphrey called the meeting to order at 6:00 p.m.

Roll Call was conducted by staff.

Swearing in of Members was not conducted; Mr. Wolfe was not in attendance.

The Pledge of Allegiance was conducted.

Chairman Humphrey asked Staff if the called meeting was properly advertised. Staff stated that the meeting was properly advertised and in compliance with the open meeting act. The entire meeting schedule for the year was published in the November 30, 2024, edition of the Henry Daily Herald Newspaper. The petition ad was published in the April 5, 2025, edition of the Henry Daily Herald Newspaper. The agenda for tonight's meeting was posted on the City of McDonough website and on the bulletin board on the 1st floor of City Hall on May 1, 2025. Notification of a special called meeting is not applicable. Yes, the requirements were met.

**Reid Burch made a motion to approve the agenda, Jerry Edmonds seconded.
Motion Passed (4-0).**

Samuel Humphrey made a motion to approve the February 13, 2025, minutes, Jerry Edmonds seconded. Motion Passed (4-0).

PUBLIC COMMENT SESSION: No public in attendance.

Petition Items:

OLD BUSINESS ITEM(S): N/A

NEW BUSINESS ITEM(S):

Case # 250202: Rogers Street Apartments (334 & 66 Rogers Street) – Andy Welch (representative) was present and commented on the variance requests which includes reduction in required setbacks and removal of several code requirements which would divide the parcel into four (4) lots instead of two (2) lots. The property is zoned RM-75 (Multi-Family Residential). **Chair opened the public review session.** No public comments were made. **Chair closed the public review session.** Aaron Hypolite provided comments on the staff analysis (refer to the final staff report) along with a recommendation of denial. Discussed ensued regarding the loss of the grandfather status. **Patricia Thompson made motion for denial of the request, Reid Burch seconded. Motion Passed (4-0).**

Case #250303: Merganser Court @ Lake Dow (850 Lake Dow Rd.) – Merg Hoffman (applicant) was present and commented on the variance request for a reduction in required setbacks from ten (10') feet to zero (0') feet due to the widening of Hwy. 81 E by the Georgia Department of Transportation (GDOT). **Chair opened the public review session.** No public comments were made. **Chair closed the public review session.** Aaron Hypolite provided comments on the staff analysis (refer to the final staff report) along with a recommendations of approval with conditions. Discussions ensued regarding the landscaping be up to code standards and the right-in/right-out from the Chick-Fil-A. **Jerry Edmonds made motion for approval with staff recommendations, Patricia Thompson seconded. Motion Passed (4-0).**

Case #250309: Yarbrough property (9 Lemon St.) – Rick Yarbrough (applicant) was present and commented on the variance requests to allow for the enclosure of a carport and the removal for the two (2) car garage requirements and to allow the enclosure to remain as is with wood planks instead of brick. **Chair opened the public review session.** No public comments were made. **Chair closed the public review session.** Aaron Hypolite provided comments on the staff analysis (refer to final staff report) along with a recommendation for denial. **Jerry Edmonds made motion for denial, Patricia Thompson seconded. Motion Passed (3-1).**

Community Development Department & Staff Comments: Introduction of Mr. Ayienda Toby (Building Official).

BZA Members and Chairperson Comments: No comments were made.

Adjourn: Motion made to adjourn, seconded. Meeting adjourned.