

**VIRGINIA SINGH**  
425 Lakeview Way  
Lagrange, GA 30241  
470-295-6333

**Date:** January 7, 2026

**Mr. Ben Sewell**

Director, Community Development  
Coweta County  
22 East Broad Street  
Newnan, GA 30263

**Subject:** Request for Variance Application Approval

Dear Mr. Sewell,

We are under contract with Lot Development Georgia LLC to purchase 12.56 acres, consisting of a portion of Parcels 026 3101 001 and 027 3100 001. The property includes three lots: Lot 300, Lot 6, and Lot 7.

Lot 300, a 1.83-acre corner parcel, is zoned Old Commercial. We are proposing to construct a small convenience store (C-Store) on this site. Lot 6 lies to the west of Lot 300, and Lot 7 lies to the south.

We are requesting setback variances between these three lots to accommodate the proposed development. These variances will not adversely affect the remainder of the surrounding residential lots. Accordingly, we respectfully request that Coweta County approve the variance applications as submitted by us. No rezoning is required for the proposed commercial use of Lot 300, and Lot Development Georgia LLC has no objection to the construction of a convenience store on this commercially zoned parcel.

**Variance 1: Reduction in Buffer Setback South Property Line from 50 feet to 25 feet and Reduction in Buffer Setback West Property Line from 50 feet to 15 feet.**

We are requesting approval of a reduction of the required buffer setback from 50 feet to 25 feet on the South boundary wall and required buffer setback from 50 feet to 15 feet on the West boundary wall for the subject property to allow reasonable development consistent with the property's zoning designation. The proposed development is a permitted use, and no reasoning is requested.

The need for the requested variance is the result of **unique physical conditions specific to the property and not self-created**, including:

- An **irregularly shaped parcel**, which limits the effective build able area when standard buffer requirements are applied.

- Angled property boundaries that disproportionately enlarge the required buffer area compared to typical rectangular lots.
- Existing site constraints such as topography and required access, circulation, and utility placement that further limit feasible development locations.
- Parallelogram shape of the lot makes it hard to fit rectangular building with septic system and detention pond (limited to no option for septic and detention pond locations). Good Soil for Septic system is in the rear of the property. Detention Pond has to be in the pin corner as the site slopes towards the front.
- Setbacks measured from angular lot lines significantly reduce the building's envelope especially on this lot.

2 lots adjacent to the commercial lot will be owned by us, providing options for minimizing privacy impact and maintaining neighborhood character. These lot sizes are large and provide ample space for minor accommodation.

To minimize any potential impact resulting from the reduced buffer setback, the applicant proposes the following mitigation measures:

- Increasing setbacks on the other sides of the commercial property as we own those lots too.
- Enhanced landscaping and vegetative screening within the reduced buffer area.
- Control of lighting to prevent spillovers onto neighboring properties.
- Use of fencing or supplemental screening where appropriate.

Note: The store will not be operational 24 hours, opening at 6am and closing at 10pm.

Due to the unique preexisting physical characteristics of the property, strict enforcement of the buffer setback requirement would result in unnecessary hardship and practical difficulty. The requested reduction represents the minimum relief necessary to allow reasonable use of the property while maintaining the intent of the zoning ordinance. Approval of this variance is justified and appropriate under established variance criteria.

The requested buffer setback reduction does **not substantially impair the intent and purpose** of the zoning ordinance. The primary objectives of buffer requirements—protecting privacy, reducing visual impacts, and maintaining neighborhood compatibility—are still met through proposed mitigation measures and thoughtful site design. The reduction will not result in adverse effects related to noise, lighting, drainage, or neighborhood character.

## Variance 2: Reduction in Canopy Setback from 135 feet to 93 feet

The applicant is requesting approval of a variance to reduce the required canopy setback from 135 feet to 93 feet to accommodate a proposed fuel canopy associated with a convenience store on Lot 300, a commercially zoned parcel.

### Site-Specific Conditions Creating Hardship

The hardship necessitating this variance is **specific to the property and not self-created**. The subject parcel is uniquely constrained by the following physical conditions:

- The site is **parallelogram-shaped**, with angled property lines that significantly restrict the build able envelope when setbacks are applied from all sides.
- Standard canopy and building designs are orthogonal in nature; when applied to an angled parcel; required setbacks substantially reduce feasible placement options and reduce visibility.
- Strict enforcement of the 135-foot setback would eliminate reasonable canopy placement while still meeting required circulation, fire access, and operational standards.
- The hardship is inherent to the parcel's geometry and existed prior to the applicant's involvement.

These conditions are not common to surrounding properties and constitute a legitimate physical hardship under variance criteria.

This Canopy would:

- Fully comply with **IFC / NFPA** standards
- Meet fire separation distances
- Include emergency shutoffs, spill containment, and fire suppression

Risk does not increase with a reduction in setback from 135 feet to 93 feet as:

- No occupied structures within the reduced area
- Adjacent use is low-risk (parking, roadway, commercial use)
- Canopy is not enclosed and does not store fuel above ground
- Fuel dispensing already regulated more strictly than general structures

This setback reduction won't harm neighbors as:

- No increase in:
  - Noise
  - Lighting spillover
  - Traffic congestion
  - Visual impact
- Landscaping, screening, or lighting controls are included
- Canopy aligns with existing development patterns

Nearby sites have **similar setbacks- BP, 2005 GA-16, Newnan, GA 30263**

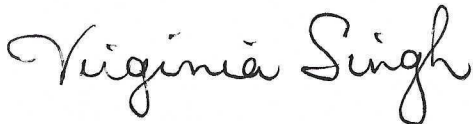
We will incorporate measures to minimize any potential impact, including:

- Ownership of adjacent lots, allowing greater control over site design and buffering
- Landscaping and site orientation to reduce visual and privacy impacts
- Lighting designed to prevent spillover onto neighboring properties

Approval of these two variances is necessitated by unique site constraints, including parcel geometry and existing circulation requirements. The proposed location represents the minimum relief necessary to allow reasonable use of the property while maintaining full compliance with applicable fire, building, and safety codes. The open-air canopy design, underground fuel storage, and incorporated safety systems ensure that the reduced setbacks do not increase risk or negatively impact adjacent properties. These variances will not alter neighborhood character and will support safe, efficient site operations and support economic development.

A survey of the property is attached for your review. If you have any questions or require additional information, please feel free to contact me or my husband-Manny Singh- Cell: 678-230-6563.

Sincerely,

A handwritten signature in cursive script that reads "Virginia Singh".

Virginia Singh

Cell: 470-295-6333