

Meeting Minutes 10/02/2025

THE FAYETTE COUNTY PLANNING COMMISSION met on October 2nd, 2025, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: John Kruzan, Chairman
Danny England, Vice-Chairman
John H. Culbreth Sr
Jim Oliver
Boris Thomas

STAFF PRESENT: Debbie Bell, Planning and Zoning Director
Deborah Sims, Zoning Administrator
Maria Binns, Zoning Secretary
E. Allison Ivey Cox, County Attorney

NEW BUSINESS

1. Call to Order. *Chairman John Kruzan called the August 7, 2025, meeting to order at 7:00 pm.*
2. Pledge of Allegiance. *Chairman John Kruzan offered the invocation and led the audience in the Pledge of Allegiance.*
3. Approval of Agenda. *John H. Culbreth, Sr., made a motion to approve the agenda. Danny England seconded the motion. The motion carried 5-0.*
4. Consideration of the Minutes of the meeting held on September 4, 2025. *John H. Culbreth, Sr., made a motion to approve the minutes of the meeting held on September 4, 2025. Danny England seconded the motion. The motion carried 5-0.*
5. Plats

Ms. Debbie Bell confirmed the plat was reviewed and approved by staff.

 - a. Minor Final Plat of Goodman Acres. *Danny England made a motion to approve the Minor Final Plat of Goodman Acres. John Culbret, Sr., seconded the motion. The motion passed 5-0.*

PUBLIC HEARING

1. **Consideration of Petition 1367-25.** Rehka Mehta and Madhu Patel, Owner(s). Applicants are requesting to rezone 4.19 acres from A-R Agricultural-Residential (Single-Family) to O-I, Office-Institutional District, for the purposes of future office development. Property is located in Land Lot 58 of the 7th District and fronts Highway 54 West.

Ms. Debbie Bell read the description above and mentioned the comprehensive plan shows suitability for zoning O-I, Office Institutional, for that area, and staff recommend approval for that type of use. She added that there is no record of a prior rezoning, it's a vacant lot, and when the property is developed, it will need GDOT approval for access into state route 54 with no objections on their end.

Chairman John Kruzan asked if the petitioner was present.?

Ms. Allison Tringale and Mr. Brian Kegan stated they want to build a twenty four square foot facility dedicated to health span and advances in medical technology and longevity. Health span has four components: movement, recovery, nutrition, and lifestyle. They commented that they are Fayette County residents, running a nonprofit that absorbs the cost by helping kids who can't afford to play sports, and would like to help the community to helping wellness.

Commissioner Jim Oliver asked if this facility would be a new building.?

Ms. Tringale responded it will be a new building with twenty four square feet.

Commissioner John Culbreth, Sr., asked for more clarification on the project.

Ms. Tringale responded that one of the components of health span is movement; they will develop a gym, a recovery lab, and a nutrition education and other lifestyle to health and wellness.

Mr. Kegan added that sleep, stress management, and he mentioned, would like to make that accessible to everyone. They have done a lot of research over the last four years, and there is a desire for this project.

Commissioner Boris Thomas asked if they would be using a lot of different types of doctors.

Ms. Tringale responded that they would have a space dedicated where they could bring different types of professionals.

Commissioner Culbreth asked how would you attract the members/customers?

Mr. Kegan responded by having the nonprofit meet a lot of people who are interested in the project. They work with social media influencers who can help put up our content once they start building, including raising awareness for it.

Chairman Kruzan asked the audience if there was anyone else in support of the petition.? No one responded. He asked if anyone was in opposition.?

Ms. Kimberly Walton wasn't opposed to the petition; she just wanted to know the price of membership and how accessible it would be to the community.

Commissioner Danny England responded that there were great questions, but they don't have anything to do with zoning, and they have to decide if it will get rezoned first. Mr. Englad invited the citizen to have a conversation with the petitioners after the meeting was complete.

Chairman Kruzan asked if there was anyone else in opposition to the petition. With no response, he brought the item back to the board if they had any more questions or comments.

John Culbreth, Sr., made the motion to recommend APPROVAL of Petition 1367-25. Danny England seconded the motion. The motion passed 5-0.

Jim Oliver moved to adjourn the October 2, 2025, Planning Commission meeting. John Culbreth Sr. seconded. The motion passed 5-0.

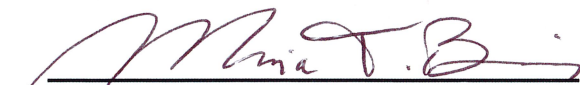
The meeting adjourned at 7:20 pm

ATTEST:

**PLANNING COMMISSION
OF
FAYETTE COUNTY**



JOHN KRUZAN, CHAIRMAN



**MARIA BINNS
PLANNING COMMISSION SECRETARY**