

Meeting Minutes 2/5/2026

THE FAYETTE COUNTY PLANNING COMMISSION met on February 5th, 2026, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Danny England, Chairman
Boris Thomas, Vice-Chairman
John Kruzan
Jim Oliver
Virgil Hooper

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

1. Call to Order. *Vice-Chairman Danny England called the January 15, 2026, meeting to order at 7:01 pm.*
2. Pledge of Allegiance. *Vice-Chairman Danny England offered the invocation and led the audience in the Pledge of Allegiance.*
3. Approval of Agenda. *Jim Oliver made a motion to approve the agenda as presented. Virgil Hooper seconded the motion. The motion carried 5-0. Deborah Bell, Planning and Zoning Director, was absent.*
4. Consideration of the Minutes of the meeting held on January 15, 2026. *Jim Oliver made a motion to approve the minutes of the meeting held on January 15, 2026. Boris Thomas seconded the motion. The motion carried 4-0-1. John Kruzan abstained; he wasn't present at the last meeting*
5. Plats.
 - a. Minor Final Plat of Fayette Padgett 14.

Ms. Deborah Sims stated the Plat has been received and approved by staff and meets all conditions and regulations.

Mr. Richard Ferry asked the board if they had any questions, he would be happy to answer.

With no questions, the Board moved for a motion.

Jim Oliver made a motion to approve the Minor Final Plat of Fayette Padgett 14. Vice-Chair Boris Thomas seconded the motion. The motion passed 5-0.

PUBLIC HEARING

6. Consideration of Petition RDP-022-26, Ted V. Ehrhart, Owner. Applicant request approval of a Revised Development Plan to allow the subdivision of Parcel 0508 031 into two (2) parcels, within the Coventry Estates Subdivision. Property is located in Land Lots 34 of the 5th District and fronts Brookshire Drive.

Ms. Deborah Sims read the description above and added that the applicant wanted to subdivide lot 48 within Coventry Estates located at 245 Brookshire Drive to develop the parcel into two (2) lots, and that it is over 4 acres and that subdividing this property will cause watershed protection to be impacted on both lots. Ms. Sims showed the location on the maps and explained that there is some floodplain and watershed protection that will be addressed on the final plat. Staff recommended conditional approval, where watershed protection ordinance will apply to the parcels.

Mr. Ted Ehrhart came to the podium but didn't comment.

Chairman Danny England asked if anyone was in support of the petition.

Mr. Dale Bryan commented in support of the additional lot and stated it seems logical to add another lot and did not believe will make any changes to the subdivision.

Chairman England asked if anyone was in opposition to the petition.

Lynn Cochran stated she has lived in the subdivision for nine years and does not know the applicant and pointed out that the aesthetics of the neighborhood will change from three to five acres into smaller lots.

Nannette Willett stated he doesn't know the applicant and asked why he would like to split the land.

Chairman England asked the audience if anyone else was in opposition; with no response he called the applicant to return for rebuttal.

Richard Ferry stated the reason he wanted to subdivide the land for him and his wife to build a smaller home to live in and leave the current home to his daughter and grandson to have the family closer together.

Chairman England brought the item back to the board for questions.

Mr. Jim Oliver commented that the reason is good for a family member.

Chairman England pointed that staff did a good job explaining the factors to consider the pros and cons on page three of the staff report and that in the past the board has denied petitions when a change will adversely affect the existing character of a neighborhood and thinks there is some consideration to consider by changing lots from an example of four acres lots to half of that size and if the board didn't have any more comments to entertain a motion.

Vice-Chair Boris Thomas asked if the setbacks would change?

Chairman England asked staff if setbacks would be the same as the current home.

Ms. Deborah Sims responded that it was correct, and the main change, because we are adding to the density of the neighborhood, will be subject to the watershed protection on the rear side of the lot upon subdivision.

Vice-Chair Thomas asked staff if the applicant wanted to build a smaller home on the new lot. Does that change anything?

Ms. Sims responded that the house will still need to meet all of the requirements, and R-40 zoning cannot be any smaller than 1,500 Square Feet.

Mr. Virgil Hooper asked staff if, in the past, other lots had been subdivided, and if there was a situation where a ten acre lot would need additional requirements?

Ms. Sims responded that anytime it subdivided whatever into they still have to meet the minimum requirements of the neighborhood additional requirements that we have now and didn't have before when Coventry Estates was originally developed; any lot in the R-40 zoning have to show that they have at least 0.3 contiguous buildable acres free and clear of any setbacks, regulations are more strict and the fact that they don't have county water means the smallest size they can go is one acre and a half.

Chairman England asked the board for any other questions or comments, or to entertain a motion.

Staff recommended **CONDITIONAL APPROVAL**, subject to the following condition(s):

1. Fayette County Watershed Protection Ordinance will apply to the parcel(s). Existing structures shown to be in the watershed protection setbacks on a new final plat will be allowed to remain, however no new structures or expansion into the Watershed Protection setbacks will be permitted.

Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition RDP-022-26. John Kruzan seconded the motion. The motion carried 4-1. Chairman Danny England Opposed.

7. Consideration of Petition RDP-023-26, Phoebe Jernigan Bryan, Trustee of the David Gerald Stout Bryan Spousal Trust, Owner. Applicant requests approval of a Revised Development Plan to allow the subdivision of Parcel 0515 037 into six (6) parcels, within the Coventry Estates Subdivision. Property is located in Land Lots 65 and 66 of the 5th District and fronts Lester Road and Red Fox Run.

Ms. Sims stated the proposal for Coventry Estates also consists of a 21.15 acre lot that has two road frontages on two sides onto Lester Road and Red Fox Run into six lots. The land use plan for this part of Coventry Estates shows a minimum of three acres, their proposal does meet that, even though they will be R-40. There is already a hanger and a house; the hanger will not be allowed to remain without a primary structure on that property, and staff is requesting approval with two conditions, where the hanger will have to be removed within 180 days or prior to the subdivision of the property.

Chairman Danny England asked if the petitioner was present.

Dale Bryan stated he reached out to the Department of Building Safety to request what will be needed to commence the demolition permit to remove the structure and have it done in the next several weeks. Also talked to contractors and stated the structure is a Pole barn (Metal), which will take a week or two to remove. Mr. Bryan pointed at the maps to explained they have the aesthetics of the neighborhood covered to make sure they match the rest of the subdivision.

Chairman England asked the audience if anyone would like to speak in favor of the petition, with no response then he asked for any opposition to come to the podium to speak.

Mr. Norman Nolde asked about the burned-down house and a septic tank that will have to be pulled out; also mentioned there are two right-of-way associated with the airport and they are taking this into account in their plat.

Ms. Sims showed the concept plan with the easement, and before any subdivision could be approved, it would have to go through our review, and this is just to see if it could be acceptable to subdivide into that many lots.

Dan Dougherty stated the property is not part of Coventry Estates, it is part of the airfield and the plat was not consistent with the rest of anything. State the property was used as a land dump and what is the plan to remediate the lake and its next to a zoned property.

David Reuter asked staff to bring the concept plan and stated when it was surveyed, they are not showing the entire plan. He doesn't really have any objections, just wanted some clarification.

Bill Peters objectives the lots in these areas don't have any city water; they are on wells.

Chairman England asked whether there was anyone else opposed to the petition. With no response, he asked the petitioner to come back for rebuttal.

Mr. Dale Bryan responded to the opponents' concerns and stated that each lot will be large enough to accommodate a well and septic tank; the burn-down house has been boarded up to prevent people from getting in and will be removed at some point, and the septic tank was in use and wanted to keep the well for continuing use. The landfill was biodegradable, dumped in the back of the property to help with stormwater issues they had at the time. His proposal stated it was designed to sustain well and septic if needed for each lot.

Jim Oliver asked the petitioner if the airstrip was still active.

Mr. Bryan responded that it is, and they want to make sure that the people who purchase the new home will be able to use it if they want to.

Jim Oliver asked is that a recorded easement, the airstrip? And what if they want to build a structure for an airplane?

Ms. Sims responded that the surveyor would verify when they present the minor final plat to subdivide the property, showing the buildable area of each lot.

Mr. Virgil Hooper asked if they could add another condition to make sure they demolish the house.

Ms. Alison Cox, County Attorney, responded that the reason the hanger is part of the condition is that they cannot have a hanger; it will become an illegal structure on R-40 zoning without a primary house. The house can stay because it is a primary use and can always get a permit to be demolished and build a new one.

Chairman England asked the board if they had any more questions or to entertain a motion.

Staff recommends **CONDITIONAL APPROVAL**, subject to the following condition(s):

1. Fayette County Watershed Protection Ordinance will apply to the parcels upon subdivision.
2. The hangar shall be removed from parcel 0515 037 within 180 days or prior to submission of a revised final plat.

Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition RDP-023-26. John Kruzan seconded the motion. The motion carried 5-0.

Jim Oliver moved to adjourn the January 6, 2026, Planning Commission meeting. John Kruzan seconded. The motion passed 5-0.

The meeting adjourned at 7:47 pm.

ATTEST:



**MARIA BINNS,
PC SECRETARY**

**PLANNING COMMISSION
OF
FAYETTE COUNTY**



DANNY ENGLAND, CHAIRMAN