

Meeting Minutes 3/5/2026

THE FAYETTE COUNTY PLANNING COMMISSION met on March 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

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1. Call to Order. *Chairman Danny England called the March 5, 2026, meeting to order at 7:00 pm.*
 2. Pledge of Allegiance. *Chairman Danny England offered the invocation and led the audience in the Pledge of Allegiance.*
 3. Approval of Agenda. *Ms. Deborah Bell amended the agenda to change items numbers 10, 11, 12, and 13 (Petitions for Sec. 110-238(a). – Membership; Sec. 110-325(1). – Membership; Sec. 110-169(2)n.5. – Uses and/or Structures incidental to a Church and Sec. 110-169(2) – Add Supporting Off -Site Parking as a conditional use in O-I zoning.) to numbers 6 through 9. Jim Oliver made a motion to approve the agenda as amended. John Kruzan seconded the motion. The motion carried 5-0.*
 4. Consideration of the Minutes of the meeting held on February 5, 2026. *John Kruzan made a motion to approve the minutes of the meeting held on February 5, 2026. Jim Oliver seconded the motion. The motion carried 5-0.*
 5. Plats.
 - a. Minor Final Plat of Free Land.

Ms. Debbie Bell stated the Plat has been received and approved by staff.

Chairman Danny England asked if the petitioner was present.

Virgil Hooper asked staff what are the asking for.

Ms. Bell stated the applicant rezoned and combined property for parcel facing

Adams Road.

After no further comments, Chairman England asked for a motion.

Jim Oliver made a motion to approve the Minor Final Plat of Freeland. John Kruzan seconded the motion. The motion passed 5-0.

PUBLIC HEARING

6. Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article VII. – Zoning Board of Appeals. - Sec. 110-238(a). – Membership.

Ms. Bell stated that this amendment that addresses the candidates who are appointed to the Zoning Board of Appeals, might also serve on other boards within the county.

Chairman Danny England asked whether anyone in the audience supported or opposed this petition. With no response, he brought the item back to the Board for comments or a motion.

Virgil Hooper made the motion to recommend APPROVAL of Consideration of Amendment to Chapter 110. Zoning Ordinance, regarding Article VII.- Zoning Board of Appeals. Sec.110-238(a).- Membership. Jim Oliver seconded the motion. The motion passed unanimously.

7. Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article X. – Planning Commission. - Sec. 110-325(1). – Membership.

Ms. Bell explained that this amendment also addresses the candidates who are appointed to the Planning Commission, might also serve on other boards within the county.

Chairman Danny England asked whether anyone in the audience supported or opposed this petition. With no response, he brought the item back to the Board for comments or a motion.

Jim Oliver made the motion to recommend APPROVAL of the Consideration of Amendment to Chapter 110. Zoning Ordinance, regarding Article X.- Planning Commission. Sec. 110-325(1).- Membership. John Kruzan seconded the motion. The motion carried 5-0.

8. Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article V. – Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2)n.5. – Uses and/or Structures incidental to a Church. Add Off-Site Parking as an incidental use to churches.

Ms. Bell discussed the recommendation for Sec. 110-169(2)n.5, which proposes adding Off-Site Parking as an incidental use for churches. She noted that churches are classified as a conditional use, and according to Sec. 110-169 on Conditional Use Approval, they may use their parking areas for off-site purposes, provided they do not expand the current parking capacity.

Chairman England asked if anyone in the audience was in support or opposition of the petition. With no response, he brought the item back to the board.

Mr. Jim Oliver asked staff if this was related to a problem or something existing.

Ms. Bell replied that QTS is currently under construction and seeking off-site parking areas not used during the week, by using the church parking areas. And related to parking lot at churches.

Chairman England asked staff if this was something not allowed before.

Chairman England asked if parking at a church was not allowed before, or if that's something we need to allow.

Allison Cox, County Attorney responded parking wasn't allowed as a use, and they wanted to make sure it is not outside of their use and they are not violating any rules.

Vice-Chairman Boris Thomas asked what if they have food trucks and festivals.

Ms. Bell responded that those are normal activities that a church already has.

Chairman England asked if the film industry could use that, too.

Ms. Bell responded that they could.

Ms. Cox added that it will be exclusively used on a lease term.

Vice-Chair Thomas commented on what can be used to prohibit commercial traffic during rush hour.

Ms. Cox responded that it will be handled once they get there, by QTS, providing measures like hiring security or parking details.

Chairman England asked if the county has the ability to review it or say no, by submitting a site plan, etc.

Ms. Cox responded that they met everything that's in the condition, in addition to all of the church's conditions, then no. She explained that this is specifically off-site parking, and it has to be attached to a principal use that's local. She suggested that if the board wanted, they could add extra conditions.

Mr. John Kruzan asked this for the existing parking area they have today, which would not add any more property, and convert it into more parking.

Ms. Cox responded that this will only apply to the parking area that currently exists.

Vice-Chair Thomas asked when the date would be for this to go into effect. He was concerned that some of the churches might apply to expand their parking space before this goes into effect.

Ms. Bell responded that the county doesn't currently have any churches that plan to enlarge their parking lot.

Vice-Chair Thomas asked if we would be restricting churches from improving their parking lots due to the concern that they will be rented out to commercial entities.

Ms. Bell responded that if they currently have an active parking lease, they will not be approved to expand their existing parking. If a church comes in and wants to expand its parking, as long as they meet all of the site development requirements, they will be reviewed and approved; they will have to wait for that lease to be over to make any additions.

Ms. Cox added that any of those changes will have to meet what's allowed for churches; they cannot add an industrial lot, which will not be allowed.

Mr. Virgil Hooper asked if the county has a limit on the number of parking spaces per church/congregation.

Ms. Bell responded that there is no cap on the number of parking spaces, but there is a cap on the maximum percentage of impervious areas on a parcel.

Mr. John Kruzan asked if this will be an eight year term, as shown in the staff report.

Ms. Cox responded that it cannot exceed eight years. Because the build up will take eight years, that's where the number comes from to make sure there is determination, and it does not continue.

Chairman England asked the board didn't have any other comments, he requested a motion.

Jim Oliver made the motion to recommend CONDITIONAL APPROVAL and also added an 8th Condition: To Add a CONDITIONAL TRAFFIC CONTROL PLAN for the consideration of Amendment to Chapter 110. Zoning Ordinance, regarding Article V.- Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2)n.5. – Uses and/or Structures incidental to a Church. Add Off-Site Parking as an incidental use to churches. Virgil Hooper seconded the motion. The motion carried 4-1. Vice- Chairman Boris Thomas abstained.

CONDITIONS:

1. *Application shall be made to the zoning administrator as described in Sec 110-169 hereof for use as off-site parking;*
 2. *At all times the property is in use as off-site Parking it shall exclusively serve one principal/primary use off-site;*
 3. *The written lease/agreement evidencing the exclusive use as off-site parking by a single primary/principal use off-site, including a term not to exceed eight (8) years and all other terms and conditions of the lease/agreement for parking between the parties, shall be included with the application for use as off-site parking;*
 4. *The property shall not be held open to the public for use;*
 5. *Use of the property for off-site parking shall end when the term of the submitted lease/agreement expires;*
 6. *All parking shall be exclusively in areas approved for parking of the church and/or other place of worship conditionally permitted under 110-169 of the Fayette County Zoning Code. No parking shall be permitted in other than approved spaces.*
 7. *The parking facilities available for lease as off-site parking shall not be extended beyond the facilities available on the parcel at the time application was made for conditional use as a church and/or other place of worship. The property shall not be improved or otherwise altered in any way to accommodate the off-site parking use.*
 8. ***Added a Conditional Traffic Control Plan.***
9. Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article V. – Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2) – Add Supporting Off -Site Parking as a conditional use in O-I (Office-Institutional) zoning district.

Ms. Bell explained that this will be an addition to adding off-site parking as a conditional use - Conditional use permits have specific requirements they have to meet under that use, and they are not eligible for variances. Ms. Bell stated this is specifically for off-site parking serving a specific use within one thousand feet of the property that it serves.

Chairman England asked if anyone in the audience was in support or opposition of the petition.

Spoke in opposition:

Mr. Ben Loggins commented in opposition and expressed his concern about the traffic this will create for the residents at Canoe Club, by submitting another traffic light or otherwise.

Mr. Chris Covington, resident of Lester Road, also commented about his concerns about adding more traffic and proposed that adding some source of surveillance would be helpful.

Mr. Wayne Knight, a resident of the Canoe Club, spoke about the traffic concerns and asked for the median to be cut back to allow for a left turn to allow people to go north.

With no further comments, the Chairman brought the item back to the board for questions or a motion.

Ms. Bell responded to the last comment, stating that the property was recently annexed to the city, and the county has development plans for that property, which is not the subject of this particular petition.

Chairman England added that there is more traffic coming, so there is more parking, and it affects that entrance, and the more people we have, the hardest is to control that.

Ms. Cox commented that the area for the petition the board is hearing is subject to commercial development, which changes the roadways. Ms. Cox explained that the effort is to keep it a conditional use and O-I to be managed as a parking lot for the time that is needed as a commercial use.

Mr. Jim Oliver expressed his concern that this will be tailored for a specific use.

Ms. Cox responded that we need the use of the county, and it's something allowed, stating they could do a commercial parking in a commercial area, but outside parking will come later on other places too, and the county wants to make sure it can be managed.

Mr. Oliver asked why we are trying to accommodate QTS's needs when they have four hundred acres to do a parking lot.

Ms. Cox responded that they are trying to control the traffic problem.

Mr. Oliver responded that they could keep it on their campus; they have all of those buses traveling all over the place, and they think this will make it any better, but it is going to make it worse.

Chairman England commented that the problem he sees is that in a church, they only use it half a day on Sunday and Wednesday, and asked staff if there is anything that will exclude an O-I zoned constructed building.

Ms. Cox responded that if you are an O-I group and you have principal use on that property, you must have a lease, and they need to set the terms; we need to see a lease.

Vice-Chair Thomas commented that it seems like we are trying to control the fire instead of saying you can't make a fire and just construct a parking deck and solve the problem; they are not ready for the impact of the traffic this might create.

Mr. John Kruzan commented that they couldn't do it on this consideration, so now we are going to do it on this new one.

Chairman England asked for a motion if there were no further questions from the board.

Jim Oliver made the motion to recommend DENIAL of Consideration of Amendment to Chapter 110. Zoning Ordinance, regarding Article V.- Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2). – Add Supporting Off -Site Parking as a conditional use in O-I (Office- Institutional) zoning district. Vice -Chairman Boris Thomas seconded the motion. The motion carried 5-0.

10. Consideration of Petition 1374-25, Joseph Reeves Akin Jr, Owner. Applicant requests to rezone 3.1 acres from R-40 (Single Family) to A-R (Agricultural Residential Single Family). Property is located in Land Lots 198 of the 13th District, and it's located behind 1252 Highway 314.

Ms. Bell read the petition above and explained that the applicant is proposing to rezone the parcel to A-R combine it with additional property already rezoned A-R, for the purposes of use as a single-family residence and for operating an A-R Wedding/Event Venue. The parcel does not meet the minimum lot size for the A-R zoning. Therefore, a condition is recommended to ensure it is combined with the larger parcel, which will resolve this issue. Staff recommended conditional approval.

Chairman England asked staff if they had previously encountered this application. What is the difference this time?

Ms. Bell responded that the only way they could rezone this parcel is if the other parcels adjacent to it were rezoned to A-R first.

Mr. Randy Boyd, agent representing Mr. Akin and Mr. Hill, is not sure how this parcel was created, which is on the west side of the lake; you cannot get to it, and can't do much with it, either, sitting half in a floodplain and being less than five acres. Mr. Akin wants to sell it to Mr. Hill, who would like to add it to the recently rezoned A-R parcels adjacent to his. Mr. Boyd asked the board for approval, stating will be downzoning.

Chairman England asked for anyone in support of the petition to speak, with no comments asked for anyone in opposition to speak.

Ms. English expressed her concern about Mr. Akin selling the piece of property to Mr. Hill to convert it into a wedding venue.

No one else spoke in opposition and Chairman England brought the item back to the board for questions.

Mr. Hooper asked if they had changed the classification on the larger parcel so that they could incorporate the smaller one; he wasn't present on the previous requests.

Chairman England responded yes.

Mr. Oliver asked the petitioner if they agreed with the conditions for the petition.

Mr. Boyd responded that they had no problem with it.

Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1374-25. Virgil Hooper seconded the motion. The motion passed 3-2. Vice-Chair Boris Thomas and John Kruzan opposed.

CONDITION:

1. All parcels that are the subject of this petition shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a site development plan, whichever comes first.

11. Consideration of Petition 1375-26-A, William Jerry Cleveland, Owner. Applicant requests to rezone Parcel No. 0704 002 (10.62 acres) from M-H-P (Manufactured Home Park) to C-C (Community Commercial). Property is located in Land Lots 26 of the 7th District and fronts Highway 54 West.

Ms. Debbie Bell stated that applicants are requesting to rezone these two parcels and parcel 0704 052 to C-C to operate a parking center for vehicles driven by construction workers and other personnel working at the data center. Once completed, the site will be developed for an office site. The subject properties are currently zoned MHP. They were rezoned from A-R to MHP, which was approved in March 1967. It could be zoned commercial, but it also could be rezoned to O-I. Staff recommended conditional approval.

Chairman England asked if the petitioner was present.

Mr. Alan Kachin, Agent, representing Ace Group Corp, stated the property was currently zoned for mobile homes, and they are seeking to rezone it for commercial purposes. The initial use will be for a parking lot for the workers at the data center, and once no longer needed, it will be converted into an office building, solving the problems previously discussed with the churches. Mr. Kachin explained if the property were developed as a mobile home park with the approximation of fifty homes, it would also bring more traffic to the area. He stated that his client will meet all of the requirements to obtain the appropriate permits.

Chairman England asked whether anyone supported the petition.

Mr. John Saena recommended adding a condition to be a previous surface to protect the runoff, since this will be temporary until the next development.

Mr. Joe Peavy expressed his concern about the runoff and complained about the lighting and the noise he already has across the street with the data center and would like for the board to include a barrier wall or something where the lights in the proposed

parking lot do not shine directly into their subdivision.

Chairman England asked for anyone in support or opposition, but no one responded. He brought the item back to the board for comments or motion.

Mr. Alan Kachin came back for rebuttal, stating that the parking lot will have buffers and his client will comply with all requirements.

Vice- Chairman Thomas asked if the data center would ever be completed. He asked for a time of completion.

Mr. Kachin responded that he does know, and he couldn't speak for them.

Chairman England commented that eight years will be the max.

Mr. Jim Oliver asked staff if the board's denial of the petition would do to this petition in the O-I part?

Ms. Bell responded that staff will recommend that this be rezoned to O-I instead of C-C, as it is a less intense use, it's a criteria of Highway 54 west corridor and off-site parking is not a conditional or permanent use in C-C.

Chairman England they could move forward with the rezoning. The problem is that they couldn't use it as a parking lot.

Mr. Oliver asked the petitioner if they couldn't do the parking in O-I, instead of C-C, what would it do to your petition?

Mr. Kachin responded that his client is not interested in building a mobile home park; the intention is to develop it anyway. He doesn't know what his client would want it to do if they couldn't use it for off-site parking.

Mr. Oliver responded to Mr. Kachin that his presentation is leaving him with more questions than answers, he questioned the agent mentioning he does know what his client cant do if no using the property for off-site parking, that this is a better use than a mobile home park and responded that the price for the property is making it financially not feasible to build a mobile home park and this will be better to control traffic, that will be regardless. He finished by stating he is not giving the board any assurance of what's going to happen.

The board asked if the applicant could withdraw the petition or table it. The petitioner responded that they would like to table it.

John Kruzan made a motion to APPROVE TO TABLE Petition No. 1375-26-A to APRIL 2nd, 2026. The motion carried 4-0. Virgil Hooper was not present for that vote.

12. Consideration of Petition 1375-26-B, William Jerry Cleveland, Owner. Applicant request to rezone Parcel No. 0704 004 (2.81 acres), from M-H-P (Manufactured Home Park) to C-C (Community Commercial). Property is located in Land Lots 26 of the 7th District and fronts Highway 54 West.

Ms. Bell explained that this is part of petition 1375-26-B and needs to be tabled for April 2, 2026.

The Board moved for a motion.

John Kruzan made a motion to APPROVE TO TABLE Petition No. 1375-26-B to APRIL 2nd, 2026. Jim Oliver seconded the motion. The motion carried 5-0.

13. Consideration of Petition 1376-26, US Management Association, LLC, Owner. Applicant request to rezone 13.32 acres from M-H-P (Manufactured Home Park) to C-C (Community Commercial). Property is located in Land Lots 26 of the 7th District and fronts Highway 54 West.

Ms. Bell explained that this is part of petition 1376-26 and needs to be tabled for April 2, 2026.

The Board moved for a motion.


John Kruzan made a motion to APPROVE TO TABLE Petition No. 1376-26 to APRIL 2nd, 2026. Jim Oliver seconded the motion. The motion carried 5-0.

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

The meeting adjourned at 8:34 pm.

**PLANNING COMMISSION
OF
FAYETTE COUNTY**

ATTEST:



MARIA BINNS, PC SECRETARY



DANNY ENGLAND, CHAIRMAN