

Meeting Minutes 04/03/2025

THE FAYETTE COUNTY PLANNING COMMISSION met on April 3rd, 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 April 3, 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. *Danny England made a motion to approve the agenda. John Culbreth, Sr., seconded the motion. The motion carried 5-0.*
4. Consideration of the Minutes of the meeting held on March 6, 2025. *Danny England made a motion to approve the minutes of the meeting held on March 6, 2025. John Culbreth, Sr., seconded the motion. The motion carried 5-0.*
5. Plats

- a. **Preliminary Plat for Eva Gardens** (fronts on Old Senoia Road).

Ms. Debbie Bell presented the revised preliminary plat for Eva Gardens, which includes two lots added after acquiring additional property and rezoning. The plat has been reviewed and approved by staff, meeting all standards.

Chairman John Kruzan asked if anyone had any questions, hearing none; he asked for a motion.

Danny England made a motion to approve the Preliminary Plat for Eva Gardens. John Culbreth, Sr., seconded the motion. The motion passed 5-0.

b. Preliminary Plat for Grandover (fronts on Antioch Road).

Ms. Bell confirmed that the preliminary plat for Grandover, a property on Antioch Road below McBride Road, has been reviewed and approved by staff to comply with regulations, as previously shown on maps.

Chairman John Kruzan asked if anyone had any questions, hearing none; he asked for a motion.

Danny England made a motion to approve the Preliminary Plat Grandover. John Culbreth Sr. seconded the motion. The motion passed 5-0.

PUBLIC HEARING

6. **Consideration of Petition 1362-25**, Applicant proposes to rezone 16.1 acres from R-70 (Single-Family Residential) to A-R (Agricultural-Residential) for the purposes of developing small farming activities. Property is located in Land Lots 18 of the 9th District and fronts Jewel Bluff Road.

Ms. Bell explained that the lot is a legal lot of record that meets or exceeds the A-R zoning district requirements. The Future Land Use Map designates it as Rural Residential-2, with a 2-acre minimum parcel size. The request to rezone to the A-R zoning district is appropriate and consistent with the Future Land Use Map and Comprehensive Plan. Staff recommends conditional approval. They had spoken to the applicant earlier stating they would be present, but they were not, but they were not staff objections to the rezoning either.

Chairman John Kruzan asked for clarification for the petition and agenda number to be 1362-24 or 25?

Ms. Bell responded is 1362-25.

Chairman John Kruzan asked if the applicant wasn't present, asked if anyone in the audience would like to speak in favor or opposition of the petition.? Hearing none, he brought the item back to the board for questions. Hearing none, he asked for a motion.

Danny England made the motion to recommend CONDITIONAL APPROVAL of Petition 1362-25. John Culbreth Sr. seconded the motion. The motion carried 5-0.

CONDITIONS:

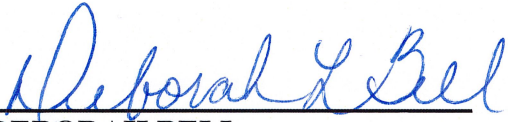
1. *The owner/developer shall dedicate land to Fayette County as needed to provide a minimum 30-ft of right of way as measured from the existing centerline of Jewel Bluff for the full width of the parcel. Submittal of all warranty deed(s) and legal descriptions for said right-of-way dedication(s) shall be provided to the County within 90 days of the approval of the rezoning request or prior to the final plat approval, whichever comes first.*
2. *The Watershed Protection Ordinance shall apply to this property upon rezoning.*

Danny England moved to adjourn the April 3, 2025, Planning Commission meeting. Jim Oliver seconded. The motion passed 5-0.

The meeting adjourned at 7:12 pm.

ATTEST:

PLANNING COMMISSION
OF
FAYETTE COUNTY


DEBORAH BELL
DIRECTOR, PLANNING & ZONING


JOHN KRUZAN, CHAIRMAN