

BOARD MEMBERS

John Kruzan
John H. Culbreth, Sr.
Danny England
Jim Oliver

STAFF

Deborah L. Bell, Planning and Zoning Director
Deborah Sims, Zoning Administrator
Christina Barker, Planning and Zoning Coordinator
E. Allison Ivey Cox, County Attorney

**AGENDA OF ACTIONS
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
January 04, 2024
7:00 pm**

***Please turn off or turn to mute all electronic devices during the
Planning Commission Meetings**

NEW BUSINESS

1. Call to Order.
2. Pledge of Allegiance.
3. Approval of Agenda.
Danny England made a motion to approve the January 4th Agenda. John Culbreth seconded the motion. The motion passed 4-0. Arnold Martin submitted a letter of resignation as a board member for the Planning Commission on January 3, 2024, and therefore was not present.
4. Consideration of the Minutes of the meeting held on December 7, 2023.
John Culbreth made a motion to approve the minutes of the meeting held on December 7, 2023. Danny England seconded the motion. The motion passed 4-0.
5. Election of the Chairman.
Jim Oliver made the motion to elect John Culbreth, Sr. as the Chairman of the Planning Commission. Danny England seconded the motion. The motion passed 4-0.
6. Election of the Vice-Chairman.
Jim Oliver made the motion to elect John Kruzan as the Vice Chairman of the Planning Commission. John Culbreth seconded the motion. The motion passed 4-0.
7. Election of the Secretary.
Jim Oliver made the motion to elect Christina Barker as the Secretary of the Planning Commission. Danny England seconded the motion. The motion passed 4-0.

PUBLIC HEARING

8. Petition No. 1336-23 –Applicant proposes to rezone 1.3 acres from A-R to C-H for the purposes of developing commercial uses.

Jim Oliver made a motion to approve Petition No. 1336-23 subject to conditions. Danny England seconded the motion subject conditions. The motion passed, subject to conditions, 4-0. The conditions are as follows:

Staff recommends the following CONDITIONS:

- 1. The residential structures, primary and accessory, on the property shall be demolished within 180 days of approval of the rezoning.*
 - 2. A site plan and appropriate permits are required before any commercial uses may be conducted on the property.*
 - 3. A GDOT-approved commercial driveway is required before any commercial uses may be conducted on the property.*
9. Petition No. 1337-23 - Applicant proposes to rezone 2.40 acres from A-R to R-20 for the purposes of continuing a single-family home and accessory structures.
- Danny England made a motion to approve Petition No. 1337-23 subject to conditions. John Kruzan seconded the motion.*

RECOMMENDED CONDITIONS

- 1. The owner/developer shall dedicate right-of-way, as needed, to provide 50 feet right of way as measured from the existing centerline of Hilo Road.*
- 2. The required right-of-way donation shall be provided to the County within 60 days of the approval of the rezoning request.*
- 3. The existing driveway on the western side of the property that connects to the neighboring property shall be removed due to noncompliance with sight distance prior to building permit issuance.*

