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

STAFF
Deborah L. Bell, Planning and Zoning Director
Deborah Sims, Zoning Administrator
Maria Binns, Planning and Zoning Coordinator
E. Allison Ivey Cox, County Attorney

AGENDA OF ACTIONS
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
November 5, 2026
7:00 pm

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

OFFICIAL SESSION

1. Call to Order. ***Chairman Danny England called the November 5th, 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. ***Jim Oliver made a motion to approve the agenda as presented. Virgil Hooper seconded the motion. The motion carried 4-0. Board Member John Kruzan was absent.***

4. Introductions. ***Chairman Danny England presented the staff and Board Members present.***

5. Consideration of the Minutes of the meeting held on October 1, 2026. ***Jim Oliver made a motion to approve the minutes of the meeting held on October 1, 2026. Virgil Hooper seconded the motion. The motion carried unanimously.***

PUBLIC HEARING - None

OLD BUSINESS

6. Comprehensive plan update.

Ms. Deborah Bell reported that the first community engagement event was held October 27, 2026, with approximately 100 attendees. The community survey is available at fayettecompplan@fayettecountyga.gov. Individual consultant interviews are being scheduled, and the next Steering Committee meeting is planned for November 30, 2026. An additional public engagement event is anticipated. The Comprehensive Plan process remains on schedule.

NEW BUSINESS

7. Plats

   a. Minor Subdivision Plat for Wright Chancey McBride, LLC.

   Staff reviewed the minor subdivision plat for property on McBride Road, proposing to divide one parcel into two lots. Staff recommended approval.

   Ms. Dana Morris, representative of developer Rod Wright, was present to address any questions from the Board.

   No questions or concerns were raised.

   Jim Oliver made a motion to approve the* Minor Subdivision Plat for Wright Chancey McBride, LLC., *Virgil Hooper seconded the motion. The motion carried 4-0.

   b. Minor Final Plat for Southlife Properties, LLC.

   Staff reviewed a minor final plat proposing to divide one parcel on Inman Road into two lots. One lot contains an existing home that will remain, while the second lot will be created as a new residential lot. Staff recommended approval.

   The Board asked about the property's zoning classification.

   Ms. Bell confirmed that the property is zoned R-20, located on Inman Road, an area with a mixture of zoning classifications due to previous zoning changes.

   No further questions were raised.

   Jim Oliver made a motion to approve the* Minor Final Plat for Southlife Properties, LLC., *Virgil Hooper seconded the motion. The motion carried 4-0.

8. Plan review session for PUD -PRL for United States Soccer Federation, Inc., Owner, and Tom Norton, Agent. Applicants are requesting to rezone Parcel No. 0707 011(199.137 acres) from

A-R (Agricultural Residential, Single-Family) to PUD-PRL (Planned Unit Development - Planned Retreat or Lodge). Property is located in Land Lots13, 14, 15, and 19 of the 7th District and Land Lots 224 and 225 of the 5th District.

Staff presented U.S. Soccer's request to rezone the National Training Center from Agricultural Residential (A-R) to Planned Unit Development (P-U-D) to accommodate a proposed three-story athlete dormitory.

The Board reviewed the proposal and discussed site plans, occupancy, neighboring properties, parking, and utilities.

This was an initial review only, no formal action was taken on the rezoning request.

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Jim Oliver moved to adjourn the November 5th, 2026, Planning Commission meeting. Virgil Hooper seconded. The motion passed 4-0.

The meeting adjourned at 7:21 pm.