

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
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
October 1, 2026
7:00 pm**

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

NEW BUSINESS

1. Call to Order.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Consideration of the Minutes of the meeting held on September 3, 2026
5. Plats
 - a. Dixon Circle Preliminary Plat

PUBLIC HEARING

6. Consideration of amendments to Chapter 110. Zoning Ordinance, Regarding Article V. – Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2) – Add Private School for Adults with Developmental Disabilities as a conditional use in A-R, R-85, R-80, R-78, R-75, R-72, R-55, R-50, R-45, R-40, R-20, DR-15, O-I, C-C, G-B, and C-H zoning districts.

Meeting Minutes 9/3/2026

THE FAYETTE COUNTY PLANNING COMMISSION met on September 3rd, 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. *Chairman Danny England called the September 3, 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.*

Approval of Agenda. *John Kruzan made a motion to approve the agenda as presented. Virgil Hooper seconded the motion. The motion carried 5-0. Deborah Sims, Zoning Administrator, was the only staff member present due to the lack of cases on the agenda.*

3. Consideration of the Minutes of the meeting held on August 6th, 2026. *Jim Oliver made a motion to approve the minutes of the meeting held on August 6th, 2026. Vice-Chairman Boris Thomas seconded the motion. The motion carried 5-0.*
4. Plats.

- a. **Minor Final Plat of Tejani Estate.** Ms. Deborah Sims presented the Minor Final Plat of Tejani Estate, noting it had been reviewed and approved by staff.

No questions or concerns were raised by the Board.

Jim Oliver made a motion to approve the Minor Final Plat of Tejani Estate. Virgil Hooper seconded the motion. The motion carried 5-0.

PUBLIC HEARING

NONE - There were no public hearing items.

No further business was addressed; a motion was made to adjourn.

John Kruzan moved to adjourn the September 3rd, 2026, Planning Commission meeting. Jim Oliver seconded. The motion passed 5-0.

The meeting adjourned at 7:02 pm.

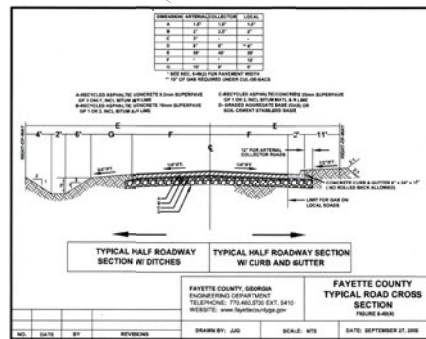
ATTEST:

**PLANNING COMMISSION
OF
FAYETTE COUNTY**

DANNY ENGLAND, CHAIRMAN

MARIA BINNS, PC SECRETARY

TREE PROTECTION PLAN



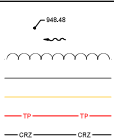
Tree protection requirements.

- Sec. 124-153. - Tree retention, protection and replacement requirements.

- Justification Note:**

No Specimen trees located inside limits of disturbance for construction of cul-de-sac.

SPOT ELEVATION
FLOW ARROW
LIMITS OF DISTURBANCE
PROPOSED MINOR CONTOUR LINE
PROPOSED MAJOR CONTOUR LINE
TREE PROTECTION FENCING
CRITICAL ROOT ZONE LINE



PETITION No: TA-0014-26

REQUESTED ACTION: Amend Sec. 110-169(2) Private School for Adults with Developmental Disabilities.

Staff is presenting a recommendation to amend Sec. 110-169(2) to add Private School for Adults with Developmental Disabilities as a conditional use in A-R, R-85, R-80, R-78, R-75, R-72, R-70, R-55, R-50, R-45, R-40, R-20, DR-15, O-I, C-C, G-B, and C-H zoning districts.

Please refer to the subsequent pages for details of the proposed amended language and requirements.

STAFF RECOMMENDATION: Staff recommends approval of the amendment as presented.

PLANNING COMMISSION PUBLIC HEARING: October 1, 2026

BOARD OF COMMISSIONERS PUBLIC HEARING: October 22, 2026

Wednesday, September 9, 2026

NOTICE OF PUBLIC HEARING
FOR AN AMENDMENT OF THE
FAYETTE COUNTY CODE OF
ORDINANCES, CHAPTER 110.
ZONING ORDINANCE.

PUBLIC HEARING to be held before the Fayette County Planning Commission on October 1, 2026, at 7:00 P.M. and before the Fayette County Board of Commissioners on October 22, 2026, at 5:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

CONSIDERATION OF AMENDMENTS TO CHAPTER 110. ZONING ORDINANCE, REGARDING ARTICLE V. - CONDITIONAL USES, NONCONFORMANCES, AND TRANSPORTATION CORRIDOR OVERLAY ZONE. - SEC. 110-169(2)- Add Private School for Adults with Developmental Disabilities as a conditional use in A-R, R-85, R-80, R-78, R-75, R-72, R-55, R-50, R-45, R-40, R-20, DR-15, O-I, C-C, G-B, and C-H zoning districts.

A copy of the above is available in the office of the Fayette County Planning and Zoning Department, 140 Stonewall Avenue West, Suite 202, Fayetteville, Georgia.

This 1st day of September 2026.

Deborah Bell, Director
Planning and Zoning

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