

Meeting Minutes 4/2/2026

THE FAYETTE COUNTY PLANNING COMMISSION met on April 2nd, 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 April 2, 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. *John Kruzan made a motion to approve the agenda as presented. Vice-Chairman Boris Thomas seconded the motion. The motion carried 5-0.*
 4. Consideration of the Minutes of the meeting held on March 5, 2026. *Jim Oliver made a motion to approve the minutes of the meeting held on March 5, 2026. John Kruzan seconded the motion. The motion carried 5-0.*
 5. Plats. *No plats were presented at the April 2, 2026, Meeting.*

PUBLIC HEARING

6. Consideration of Petition **1375-26-A**, William Jerry Cleveland, Owner. Applicant is requesting to rezone Parcel No. 0704 002 (10.62 acres) from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7th District and fronts Highway 54 West.

Ms. Bell stated that items 6,7, and 8 are related and requests to rezone parcel 0704 002 with 10.62 acres, which is unique to this corridor, and to ensure compatibility with surrounding properties. These conditions should address the temporary nature of the parking use, buffering and screening, traffic impacts, and the eventual transition to office development.

Staff found the request consistent with the Future Land Use Plan and recommends conditional approval of the rezoning to O-I with a Special Development District.

Chairman Danny England asked if the applicant was present.

Mr. Rick Lindsey, Applicant's Attorney, stated that the use of the property will be less intense as it will be developed into a mobile home park, and the property will benefit the traffic in that area, which will be eliminated.

Chairman England asked whether anyone in the audience supported or opposed this petition.

Spoke in opposition:

Mr. Ben Loggins commented in opposition and expressed his concern about the runoff and traffic; he suggested adding a traffic light and a traffic study.

Mrs. Andrea Bowman expressed her concerns about traffic, noise, pollution, and lighting.

Mr. Rick Lindsey addressed the opposition comments, explaining that a notice of decision will be issued to decide the access points that would address one of multiple parking spaces that are around the county. Regarding the visual, lighting will come with restrictions that will not be allowed after hours.

Chairman England brought the item back to the board for questions or discussion.

Vice-Chairman Boris Thomas asked the agent for the time frame of completion of construction for QTS, the finished date. Why can QTS use the existing land for its own parking?

Mr. Virgil Hooper asked staff if the commercial development would have a detention pond.

Ms. Bell responded that it would have some quality treatments and detention ponds, for that size might require more than one.

Mr. Jim Oliver asked the agent that the accelerate the time frame didn't respond their question is for a finish date or parking on campus?

Mr. Lindsey responded that as they are building the buildings they are losing asphalt. He stated it will be better to place it on a property that will become O-I once they are finished, instead of spreading it around the county on multiple locations.

Mr. Oliver asked why it came to be gravel parking and to move it as needed.

Mr. Lindsey responded that he would have to meet county standards, and if they could do that. This is a different company they will be contracting with, and the property will become O-I, where they will be developed.

Mr. Oliver responded that he understood that his client is not QTS, and maybe is a question that the agent could not answer.

Chairman England pointed out that what the board is considering is the rezoning of the property to O-I, not to approve the parking lot, and asked the board for a motion.

Jim Oliver made the motion to recommend **CONDITIONAL APPROVAL** of Petition 1375-26-A. Virgil Hooper seconded the motion. The motion passed 4-1. John Krusan opposed.

CONDITIONS:

1. *A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 002 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.*
2. *Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a non-residential site plan, whichever comes first.*
3. *Article VII Watershed Protection shall apply to the property after rezoning. The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.*
7. Consideration of Petition **1375-26-B**, William Jerry Cleveland, Owner. Applicant is requesting to rezone Parcel No. 0704 004 (2.81 acres), from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7th District and fronts Highway 54 West.

Ms. Bell read the description above and stated that it does meet the comprehensive plan and land use plan, and staff recommends conditional approval with four conditions.

Chairman England asked if anyone wished to speak in favor or opposition.

Spoke in opposition:

Mr. Ben Loggins asked if they could do a traffic study before parking is approved.

Chairman England clarified that this would happen before the parking lot is constructed, and there are several people involved. After any more comments, he asked for a motion.

Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1375-26-B. Virgil Hooper seconded the motion. The motion passed 3-2. Vice -Chairman Boris Thomas and John Kruzan opposed.

CONDITIONS:

1. *A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 004 (aka 1472 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.*
2. *Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.*
3. *Article VII Watershed Protection shall apply to the property after rezoning.*
4. *The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.*
8. *Consideration of Petition 1376-26, US Management Association, LLC, Owner. Applicant is requesting to rezone 13.32 acres from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7th District and fronts Highway 54 West.*

Ms. Bell read the presentation above and stated that the Fayette County Comprehensive Plan designates this area for commercial use, and O-I is also recommended within the Highway 54 Corridor Overlay. This parcel is also within the MHP zoning. The future land use plan supports commercial and office/institutional uses. Environmental Management shows lakes in the southeast portion of the property. Staff recommended conditional approval.

Chairman England asked if anyone wished to speak in favor or opposition.

Mr. Josh Reynolds, Civil Engineer working with the project for QTS, clarified information about stormwater management and clarified that the first inch of rainfall will be retained onsite. Systems will function as retention initially, then detention, and permanent pools will allow sediment to settle before discharge. He clarified that parking on QTS property has been done for the last three years, and there is nothing left on site to use.

No other public comments were addressed.

Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1376-26. Virgil Hooper seconded the motion. The motion passed 3-2. Vice -Chairman Boris Thomas and John Kruzan opposed.

CONDITIONS:

1. *A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 052 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.*
2. *Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.*
3. *Article VII Watershed Protection shall apply to the property after rezoning.*
4. *The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than removal of the parking lot and restoration of the property to natural conditions.*
9. *Consideration of Petition 1377-26, Salim V. Popatiya & Shaheen Dhanani and Nadir Tejani & Laila S. Tejani, Owners. Applicants are requesting to rezone Parcel 0716 038 (7.957 acres) from A-R (Agricultural-Residential) to R-85(Single -Family Residential). Property is located in Land Lots 33 of the 7th District and fronts Quarters Road and Ebenezer Road.*

Ms. Bell about the consideration of rezoning of approximately 7.957 acres from AR to R-85 (Single-Family Residential), located between Quarters Road and Ebenezer Road, is consistent with the comprehensive land use plan, and staff recommends conditional approval.

Chairman England asked the applicant to proceed with their presentation.

Mr. Randy Boyd, representing the applicants, stated that the property will be split into two lots to build a house on each with the appropriate right-of-way dedications.

No other public comments were addressed. Chairman England brought the item back to the board for questions or a motion.

Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1377-26. Vice -Chairman Boris Thomas seconded the motion. The motion passed 5-0.

CONDITIONS:

- 1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Ebenezer Road within 90 days of this rezoning request.*
- 2. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 30-ft of right of way as measured from the existing centerline of Quarters Road within 90 days of this rezoning request.*

Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

10. Consideration of Petition **1378-26-A**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 107 (5.23 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5th District and fronts Longview Road.

Ms. Bell explained the following is a four-part request; some of the parcels are A-R and R-20 to be rezoned to M-1 with the intent of operating a truck parking lot and will need separate votes. Ms. Bell showed the location of the property on the maps and recommended denial due to inconsistency with the Future Land Use Map, which designates the area as low-density residential.

Chairman England asked if the petitioner was present.

Matt Gray, Agent, stated that the property has historically been used for industrial purposes, and significant cleanup and compliance work has been completed, and that the intent is to align zoning with existing conditions and uses of the concrete plan. He mentioned that he wanted to clarify with staff that the zoning conditions for a seventy five landscape buffer, if the property gets rezoned and combined to M-1, will be difficult to achieve.

Jimmy Pace asked if rezoning and combining with M-1 would eliminate the business use of the entire parcel based on the setbacks and buffers, and not make it into compliance.

Spoke in opposition:

Mr. John Martin, Resident of Longview.

Ms. Comer Gaskin, Resident of Martha's Vineyard

Opposition speakers cited:

- Incompatibility with residential character
- Increased truck traffic concerns
- Environmental impacts near Phillips Lake
- Noise, lighting, and quality-of-life concerns

Chairman England brought the item back to the board for questions, comments, or a motion.

Mr. Jim Oliver asked Mr. Gray for some clarification on his presentation about the conditions for approval, and asked if he had discussed those concerns with staff.

Mr. Gray responded that he became aware of the conditions early this week, and he did not reach out to staff for clarification, and doesn't know how the new zoning will make changes to the current use on the property. He stated he doesn't know the interpretation of the ordinances; they are not looking to disturb any more portions of the property, and whatever is already M-1 will be impacted by that 75 buffer requirement.

Mr. Oliver stated that certain parts of the property, previously used for parking without proper zoning, have been corrected and are now classified as M-1. He suggested that it would be better to request that the property be rezoned to M-1 to rectify all related issues. He asked the applicant how he sees proceeding forward if he is not comfortable with the conditions.

Mr. Gray responded that he would like more time with the environmental management department before the board of commissioners' meeting, and to discuss those items.

Chairman England asked for any other comments or a motion.

Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-A. John Kruzan seconded the motion. The motion passed 5-0.

11. Consideration of Petition **1378-26-B**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 129 (7.06 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5th District and fronts Longview Road.

Ms. Bell as previously explained on the first petition, added that staff is recommending denial for petition 1378-26-B since it doesn't align with the future land use map, it has no environmental factors for the parcel.

Chairman England asked if the applicant would like to speak for petition 1378-26-B.

Mr. Jimmy Pace explained that the parcel containing the house has been renovated, and he is opposed to the demo of the house and doesn't understand the staff recommendation. Why is the county asking to demolish all of the buildings.

Spoke in opposition:

Mr. John Martin asked for clarification of what they wanted to do with parcels A and B. Are they going to expand the parking lot closer to Longview?

Mr. Pace responded that they will not be accessible from Highway 314, not Longview.

Chairman England brought the item back to the board for comments or motion.

John Kruzan made a motion to DENY Petition 1378-26-B. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.

12. Consideration of Petition **1378-26-C**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 008A (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5th District and fronts Longview Road.

Ms. Bell read the information above and according to the land use plan this area is designated for residential use. The staff will recommend five conditions if approved. She stated that it is a nonconforming lot for being less than one acre and if rezoned to an industrial zoning, it will lose the status as nonconforming. She clarified that the buffer requirement was placed for the area that has been disturbed in the current site plan, which is in process.

Chairman England asked the petitioner if they wanted to speak for petition 1378-16-C.

Mr. Pace requests to table this petition to work on the conditions.

The Board talked about all of the petitions being heard together, and it would be better to take all of the recommendations and work on those conditions before getting to the Board of Commissioners' vote or to withdraw at that point.

Chairman England requested a motion.

Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-C. John Kruzan seconded the motion. The motion passed 5-0.

13. Consideration of Petition **1378-26-D**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 032 (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5th District and fronts Longview Road.

Ms. Bell read the description for petition 1378-26-D and stated that staff recommends denial of the request because it doesn't meet the land use plan.

Mr. Pace asked to table this petition.

After no comments in support or opposition, Chairman England brought the item back to the board for discussion or a motion.

Chairman England commented that the petition can't move forward based on the board already made denials for the other parcels that are together on the same property. He asked the board for a motion.

John Kruzan made a motion to DENY Petition 1378-26-D. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.

14. Consideration of Petition 1379-26-A, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.234 acres from Parcel No. 0503 053, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5th District and fronts Harp Road.

Ms. Bell explained the information above and stated the applicant wants to rezone two parcels from A-R to R-75 which aligns with the Future Land Use supports rural residential development (2-acre minimum), is consistent with the Comprehensive Plan and Staff recommended approval with conditions, including right-of-way dedication.

Chairman England asked if the petitioner was present.

Mr. Trent Foster with Allegiance Homes, Agent, showed a concept plan that will subdivide two parcels into five or six lots.

Spoke in opposition:

Ms. Laura Deloach

Ms. Alisa Farri

Mr. Conrad Kempinska

Mr. Bernard Caulder

Mr. Walter Ivey

Residents raised concerns regarding:

- Increased traffic and speeding on local roads
- Impact on rural character and lifestyle
- Effects on livestock, wildlife, and noise levels
- Groundwater and septic system concerns
- Preference for larger lot sizes (5-acre minimum)

Chairman England called the applicant for rebuttal.

Mr. Trent Foster addressed the concerns by explaining that Six-lot design avoids flag lots and preserves layout quality. Larger lots would require road construction or create undesirable configurations. Utilities are accessible without major roadway disruption and homes will be custom-built, high-value residences.

Chairman England brought the item back to the board for discussion or a motion.

Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1379-26-A. John Kruzan seconded the motion. The motion passed 4-1. Vice-Chairman Boris Thomas opposed.

CONDITIONS:

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.

Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

15. Consideration of Petition 1379-26-B, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.143 acres from Parcel No. 0503 051, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5th District and fronts Harp Road.

Ms. Bell read the description above and staff has recommended conditional approval.

Chairman England asked if the petitioner wanted to add any comments regarding petition 1379-26-B.

Mr. Foster let the public comments continue.

Mr. Conrad Kempinska asked for clarification on whether the board will be approving the rezoning and the concept plan at the same time.

Chairman England responded that the board would only recommend the zoning part, and the plat is irrelevant now.

Mr. Jim Oliver clarified that zoning decisions are based on land use compatibility, not traffic or school impacts.

Chairman England asked for any other comments or to make a motion.

Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1379-26-B. John Kruzan seconded the motion. The motion passed 4-1. Vice-Chairman Boris Thomas opposed.

CONDITIONS:

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.

Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

With no further business, a motion was made to adjourn.

Jim Oliver moved to adjourn the April 2, 2026, Planning Commission meeting. Vice-Chairman Boris Thomas seconded. The motion passed 5-0.

The meeting adjourned at 9:24 pm.

ATTEST:

**PLANNING COMMISSION
OF
FAYETTE COUNTY**



MARIA BINNS, PC SECRETARY



DANNY ENGLAND, CHAIRMAN