

Meeting Minutes 5/7/2026

THE FAYETTE COUNTY PLANNING COMMISSION met on May 7th, 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 May 7, 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. Chairman Danny England advised petitioners that, due to one board member's absence, applicants could request a postponement if they wished to appear before the full board at the next meeting.

John Kruzan made a motion to approve the agenda as presented. Vice-Chairman Boris Thomas seconded the motion. The motion carried 4-0. Jim Oliver was absent.

3. Consideration of the Minutes of the meeting held on April 2, 2026. *John Kruzan made a motion to approve the minutes of the meeting held on April 2, 2026. Virgil Hooper seconded the motion. The motion carried 4-0.*
4. Plats. *No plats were presented at the May 7, 2026, Meeting.*

PUBLIC HEARING

5. Consideration of Petition **1380-26**, Mark Wurster, Owner, and David Barber, Agent. Applicants are requesting to rezone Parcel No. 0517 115 (2.012 acres) from R-40 (Single-Family Residential) to C-H (Highway Commercial). Property is located in Land Lot 70 of the 5th District and fronts Highway 85 South.

Ms. Debbie Bell stated that the property is located along Georgia State Route 85. The property was previously rezoned from A-R to R-40 back in 2004, and previous conditions attached to that rezoning involved setback requirements related to a project road widening on State Route 85, and those prior conditions were no longer applicable and need to be carried forward. Based on the Fayette County Comprehensive Plan, the property is designated for commercial use. Staff recommended approval of the rezoning request.

Chairman England asked if the petitioner was present.

Mr. David Barber, Agent, stated that the purpose of the rezoning request is to bring the property into compliance with the current land use designation.

Public Comment:

No one spoke in favor or in opposition.

Chairman England brought the item back to the board and asked if there were any questions or comments from the Commissioners. Hearing none, the chairman called for a motion.

Virgil Hooper made the motion to recommend APPROVAL of Petition 1380-26. John Kruzan seconded the motion. The motion passed 4-0.

6. Consideration of Petition **1381-26**, Wright Chancey McBride, LLC, Owner and Rod Wright, Agent. Applicants are requesting to rezone Parcel No. 0448 034 (8.227 acres), from A-R (Agriculture-Residential) to R-80 (Single-Family Residential). Property is located in Land Lots 249 of the 4th District and fronts McBride Rd.

Ms. Debbie Bell presented the request and noted that the subject property is currently undeveloped and is considered a lot of record. She mentioned that R-80 zoning is consistent with the Fayette County Future Land Use Map as rural residential and noted the presence of a stream on the property and stated that all environmental setbacks and buffer requirements would be reviewed during the development plan stage. Staff recommended conditional approval.

Chairman England asked if the petitioner was present.

Ms. Danna Morris, a representative on behalf of Rod Wright, addressed the Board and stated she was available to answer any questions.

Mr. Virgil Hooper asked what the intended use of the property would be.

Ms. Morris responded that the property was intended for residential home construction.

Public Comment:

No one spoke in favor or in opposition.

The public hearing was closed.

Chairman England asked if there were any questions or comments from the Commissioners. Hearing none, the chairman called for a motion.

John Kruzan made the motion to recommend CONDITIONAL APPROVAL of Petition 1381-26. Vice - Chairman Boris Thomas seconded the motion. The motion passed 4-0.

CONDITIONS:

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 40-ft of right of way as measured from the existing centerline of McBride Road within 90 days of this rezoning request, or prior to the submittal of a final plat, whichever comes first.

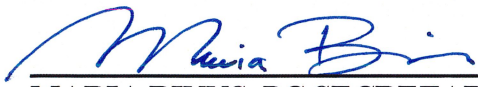
No further business was addressed; a motion was made to adjourn.

John Kruzan moved to adjourn the May 7, 2026, Planning Commission meeting. Virgil Hooper seconded. The motion passed 4-0.

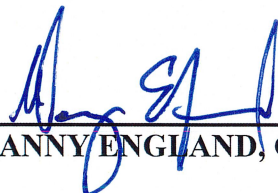
The meeting adjourned at 7:13 pm.

**PLANNING COMMISSION
OF
FAYETTE COUNTY**

ATTEST:



MARIA BINNS, PC SECRETARY



DANNY ENGLAND, CHAIRMAN