

Meeting Minutes 6/4/2026

THE FAYETTE COUNTY PLANNING COMMISSION met on June 4th, 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 June 4, 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. Jim Oliver seconded the motion. The motion carried 5-0*

3. Consideration of the Minutes of the meeting held on May 7, 2026. *Vice-Chairman Boris Thomas made a motion to approve the minutes of the meeting held on May 7, 2026. John Kruzan seconded the motion. The motion carried 4-0. Jim Oliver abstained; he was absent at the last meeting.*
4. Plats. *No plats were presented for consideration at the June 4, 2026, Meeting.*

PUBLIC HEARING

5. Consideration of Petition **1382-26**, Linda Waites, Owner, and Michele Hoff, Agent. Applicants are requesting to rezone Parcel No. 0903 007 (54.46 acres) from R-70 (Single-Family Residential) to A-R (Agricultural-Residential). Property is located in Land Lot 6 of the 9th District and fronts Milam Rd.

Ms. Debbie Bell stated that the property currently contains a residence and multiple agricultural structures, including barns and accessory buildings. The Future Land Use Map designates the area as Low Density Residential. The requested AR zoning is less intensive than the current zoning designation and is consistent with the Comprehensive Plan.

Chairman England asked if the petitioner was present.

Ms. Michele Hoff, Agent, spoke on behalf of the property owner. She explained that the property has historically been used for agricultural purposes, including horses, cattle, chickens, and greenhouse operations. Existing barns and agricultural structures have been on the property for many years, and rezoning would allow continued maintenance and use of those structures. Staff recommended Approval.

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 1382-26. Jim Oliver seconded the motion. The motion passed 5-0.

6. Consideration of Petition **1383-26**, Chales E. Harp Estate, Owner, and Julie Harp, Agent. Applicants are requesting to rezone Parcel No. 044701 009 (2.34 acres) from A-R (Agriculture-Residential) Single Family to R-70 (Single-Family Residential). Property is located in Land Lot 247 of the 4th District and fronts SR 92 and Inman Rd.

Ms. Debbie Bell explained that the parcel is a legal nonconforming lot created when Inman Road was relocated several decades ago, effectively dividing a larger tract. The Future Land Use Map designates the area as Rural Residential (2-acre minimum lot size), making the request consistent with the Comprehensive Plan. Staff recommended Conditional Approval.

Chairman England asked if the petitioner was present.

Ms. Julie Harp, Agent, stated that she is serving as executor of her father's estate and is seeking rezoning to allow the property to be sold and the estate closed. She indicated agreement with the proposed conditions and requested clarification regarding the right-of-way dedication process.

Ms. Bell provided an explanation of the survey and dedication requirements.

Public Comment:

No speakers appeared in support or 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.

*Jim Oliver made the motion to recommend **CONDITIONAL APPROVAL** of Petition 1383-26. John Kruzan 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 Inman 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.
2. The current driveway along Inman Road does not meet the current access standards and will need to be relocated when the property is developed.

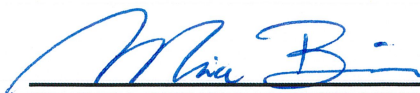
No further business was addressed; a motion was made to adjourn.

Jim Oliver moved to adjourn the June 4, 2026, Planning Commission meeting. John Kruzan seconded. The motion passed 5-0.

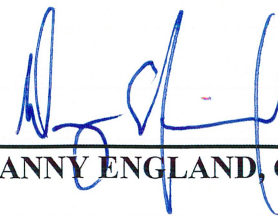
The meeting adjourned at 7:17 pm.

ATTEST:

PLANNING COMMISSION
OF
FAYETTE COUNTY



MARIA BINNS, PC SECRETARY



DANNY ENGLAND, CHAIRMAN