Meeting Minutes 10/1/2026

THE FAYETTE COUNTY PLANNING COMMISSION met on October 1st, 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 October 1, 2026, meeting to order at 7:01 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. Vice-Chairman Boris Thomas seconded the motion. The motion carried 5-0. Deborah Sims, Zoning Administrator, was absent.***

4. Consideration of the Minutes of the meeting held on September 3rd, 2026. ***John Kruzan made a motion to approve the minutes of the meeting held on September 3, 2026. Jim Oliver seconded the motion. The motion carried unanimously.***

5. Plats.

    a. Dixon Circle Preliminary Plat.

    Ms. Debbie Bell advised that the preliminary plat had been reviewed by the applicable county departments, including Planning and Zoning, the Fire Marshal, Environmental Management, Engineering, and Environmental Health, for compliance with applicable preliminary plat requirements.

    Mr. James McCue, property owner at 254 Dixon Circle, wanted to comment in opposition of the approval for the preliminary plat of Dixon Circle and raised concerns regarding a potential right-of-way dedication and the possible effect of the proposed cul-de-sac on his property.

    Chairman Danny England clarified that consideration of a preliminary plat is not a public hearing and that public comment is not provided as part of the preliminary plat approval process.

Ms. Bell explained that any private property or right-of-way issues would need to be resolved between the affected property owners and the applicant. Staff further explained that the development could not proceed to construction or final plat approval without the required property rights being obtained.

The Board discussed the applicable zoning requirements and the review conducted by county staff.

Jim Oliver made a motion to approve the Dixon Circle Preliminary Plat as presented. John Kruzan seconded the motion. The motion carried 5-0.

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.

Ms. Bell Staff presented a proposed amendment to establish private schools for adults with developmental disabilities as a conditional use in specified zoning districts. The proposed amendment would apply to various agricultural, residential, office, commercial, and other zoning districts identified in the proposed ordinance amendment. Staff explained that the proposed amendment was developed using the county's existing private-school provisions as a template and that the intent was to establish a specific zoning classification for schools serving adults with developmental disabilities because the existing ordinance distinguishes between private schools serving children and adult educational institutions such as colleges, universities, and technical schools. The proposed amendment could modify certain buffer requirements applicable to educational and administrative buildings; maintain the existing buffer requirements for outdoor play areas and outdoor athletic facilities; remove provisions allowing residential housing or accommodations associated with the school, and parking requirements could potentially be addressed through the county's development regulations because many students attending such facilities may not drive themselves.

Chairman explained the public hearing procedures and invited persons wishing to speak in favor of the proposed amendment to address the Commission, followed by persons wishing to speak in opposition.

No public comments were addressed for this amendment. Chairman Danny England brought the item back to the board for discussion.

Board members discussed the proposed amendment, including the compatibility with residential areas, and expressed concern about permitting schools within residential zoning districts and the potential effect on surrounding property owners. Also, they talked about potential increases in traffic, parking, lighting, noise, and general activity associated with educational facilities and, if permitted on a residentially zoned property, could potentially develop larger facilities, including gymnasiums or athletic areas, over time.

Board Members expressed concern about reducing existing buffer requirements for classrooms and

administrative buildings. Members emphasized the importance of consistent zoning regulations and expressed concern about modifying requirements to accommodate a particular use or property, and that the fact that private schools are already permitted as conditional uses in several zoning districts, they suggested that the county's broader private-school regulations may warrant future review.

Ms. Bell explained that the amendment was intended to address a specific educational use that does not fit neatly within the existing classifications because the students are adults but may have different functional and transportation needs than students attending traditional adult educational institutions.

Allison Cox, County Attorney, advised that the proposed use represented a distinct category of educational facility and that the proposed standards had been reviewed.

Board members determined that the proposed amendment, as drafted, should not be recommended for approval.

Vice–Chairman Boris Thomas made the motion to recommend DENIAL 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. Virgil Hooper seconded the motion. The motion passed 5-0.

OLD BUSINESS

7. **Dixon Circle Preliminary Plat — Follow-Up Discussion**

Following consideration of the public hearing item, the Commission returned to the previously approved Dixon Circle preliminary plat.

Commission members discussed information presented during the meeting by an adjacent property owner concerning a potential property transaction involving property necessary for the proposed Dixon Circle extension and cul-de-sac.

Ms. Bell explained that the preliminary plat had been submitted based on the understanding that the necessary property transaction had been completed, and based on the information presented at the meeting, staff indicated that additional verification was appropriate. Staff explained that the preliminary plat does not authorize construction; the applicant must obtain the necessary property rights before the development can proceed, construction plans must be submitted and reviewed, followed by a final plat required before the subdivision can proceed to final approval, and the property ownership and right-of-way issues must be resolved before the project can proceed. Staff agreed to contact the applicant's engineer and obtain additional information regarding the status of the property transaction.

Board members discussed whether additional action was necessary concerning the preliminary plat at that time.

Ms. Bell advised that the issue would be addressed before the project could proceed to final plat approval

No additional formal action was taken.

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

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John Kruzan moved to adjourn the October 1st, 2026, Planning Commission meeting. Jim Oliver seconded. The motion passed 5-0.

The meeting adjourned at 7:46 pm.

PLANNING COMMISSION
OF
FAYETTE COUNTY

ATTEST:

DANNY ENGLAND, CHAIRMAN

MARIA BINNS, PC SECRETARY