

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
September 3, 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 August 6, 2026
5. Plats
 - a. Minor Final Plat for Tejani Estate.

PUBLIC HEARING

NONE

Meeting Minutes 8/6/2026

THE FAYETTE COUNTY PLANNING COMMISSION met on August 6th, 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. *Vice-Chairman Boris Thomas called the August 6, 2026, meeting to order at 7:00 pm.*
2. Pledge of Allegiance. *Vice-Chairman Boris Thomas offered the invocation and led the audience in the Pledge of Allegiance.*

Approval of Agenda. *Jim Oliver made a motion to approve the agenda as presented. Virgil Hooper seconded the motion. The motion carried 4-0. Chairman Danny England was absent. 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 July 16th, 2026. *John Kruzan made a motion to approve the minutes of the meeting held on July 16, 2026. Jim Oliver seconded the motion. The motion carried 4-0.*

4. Plats.

- a. **Minor Final Plat of The Estate of Lee R. and Omie C. Bailey, Lots 2, 2A, 3 & 4.** Ms. Deborah Sims presented the Minor Final Plat of The Estate of Lee R. and Omie C. Bailey, Lots 2, 2A, 3 & 4, noting it had been reviewed and approved by staff.

No questions or concerns were raised by the Board.

John Kruzan made a motion to approve the Minor Final Plat of The Estate of Lee R. and Omie C. Bailey, Lots 2, 2A, 3 & 4. Virgil Hooper seconded the motion. The motion carried 4-0.

PUBLIC HEARING

NONE - There were no public hearing items.

NEW BUSINESS

Discussion of 2027 Update for Fayette County Future Comprehensive Plan 2017 – 2040.

Staff provided an update on the County's Comprehensive Plan process, coordination with the City of Fayetteville, stakeholder engagement efforts, and updates to the Future Land Use Map. The update is anticipated for completion by May 2027.

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

Jim Oliver moved to adjourn the August 6, 2026, Planning Commission meeting. John Kruzan seconded. The motion passed 4-0.

The meeting adjourned at 7:04 pm.

ATTEST:

**PLANNING COMMISSION
OF
FAYETTE COUNTY**

DANNY ENGLAND, CHAIRMAN

MARIA BINNS, PC SECRETARY

MINOR FINAL PLAT FOR TEJANI RESIDENCE

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

FINAL PLAT APPROVAL CERTIFICATION

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

DATE 7/16/26 SIGNED [Signature]
ENVIRONMENTAL HEALTH
DEPARTMENT

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT

DATE 8/10/26 SIGNED [Signature]
ENVIRONMENTAL MANAGEMENT DIRECTOR

APPROVED BY FAYETTE COUNTY ENGINEER

DATE 8/24/26 SIGNED P. Mallon
COUNTY ENGINEER

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION

DATE _____ SIGNED _____
SECRETARY DESIGNEE

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR

DATE 8/20/26 SIGNED [Signature]
ZONING ADMINISTRATOR

APPROVED BY FAYETTE COUNTY FIRE MARSHAL

DATE 7/17/26 SIGNED [Signature]
FIRE MARSHAL DESIGNEE



VELOCITY MAP
NOT TO SCALE

OWNER'S CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE TEJANI RESIDENCE SUBDIVISION, HEREBY OFFER TO DEDICATE, DEED AND/OR RESERVE FOR PUBLIC USE THE RIGHTS OF WAY, EASEMENTS AND OTHER GRANTS SHOWN ON THIS PLAT. ALL PROPERTY CONTAINED WITHIN THE REQUIRED RIGHT OF WAY OF ALL EXISTING STREETS ADJACENT TO THE SUBDIVISION AS INDICATED HEREON, SHALL BE DEDICATED AND CONVEYED AT NO COST TO FAYETTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, UPON RECORDED OF SAID FINAL PLAT WITH THE FAYETTE COUNTY ENGINEER'S RECORDS.

OWNER: NADIR TEJANI
DATE: 07/13/2026
OWNER: LAILA TEJANI
DATE: 07/13/2026
OWNER: SALIM V. PORRITIA
DATE: 07/13/2026
OWNER: SHARHEEN CHANNAW
DATE: 07/13/2026

WE, THE UNDERSIGNED, CERTIFY THAT AS THE OWNERS OF THE SUBJECT PROPERTY, WE HEREBY AUTHORIZE THE SUBMITTAL OF THIS FINAL PLAT FOR THE SUBDIVISION OF OUR PROPERTY.

OWNER: NADIR TEJANI
DATE: 07/13/2026
OWNER: LAILA TEJANI
DATE: 07/13/2026
OWNER: SALIM V. PORRITIA
DATE: 07/13/2026
OWNER: SHARHEEN CHANNAW
DATE: 07/13/2026

CONDITIONS OF ZONING

1. THE UNDERSIGNED 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 EDGEMORE ROAD WITHIN 90 DAYS OF THIS RECORDING REQUEST.
2. IF THE UNDERSIGNED 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 EDGEMORE ROAD WITHIN 90 DAYS OF THIS RECORDING REQUEST, ENVIRONMENTAL MANAGEMENT DEPARTMENT WILL APPROVE THE REQUIRED RIGHT-OF-WAY CLAIM FORM PRIOR TO FINAL PLAT OF THE PROPERTY.

GENERAL NOTES

1. OWNER: NADIR TEJANI

NADIR TEJANI & LAILA TEJANI
220 HILLS LANE, SUITE 100
FAYETTEVILLE, GA 30215

SALIM V. PORRITIA & SHARHEEN CHANNAW
220 HILLS LANE, SUITE 100
FAYETTEVILLE, GA 30215

2. SURVEYOR:
S.A. GASKINS & ASSOCIATES, LLC
P.O. BOX 301
FAYETTEVILLE, GA 30215

3. TOTAL NUMBER OF LOTS: 2
D.B. 5918 P.55 (JULY 17, 2025)
TAX PARCEL NUMBER: 0716 038
TOTAL ACREAGE: 7.445 ACRES (324,174 sq ft)

MINIMUM DIMENSIONAL ZONING REQUIREMENTS:

PARCEL NO. 1710 U3B
EXISTING ZONING: R-16
MINIMUM LOT AREA: 120,000 SQ. FT.
MINIMUM LOT WIDTH AT BUILDING LINE: 175'
MINIMUM LOT DEPTH: 300' ALONG
MINIMUM FLOOR AREA: 3,000 SQ. FT.

COEDGEMORE ROAD
FRONT YARD SETBACK: 100' (ARBITRARY)
SIDE YARD SETBACK: 30'

QUARTERS ROAD
FRONT YARD SETBACK: 50' (LOCAL)
SIDE YARD SETBACK: 30'
REAR YARD SETBACK: 60'

4. SEWER PROVIDED BY AN ON-SITE SEWAGE DISPOSAL SYSTEM.

5. WATER PROVIDED BY THE FAYETTE COUNTY WATER SYSTEM.

6. FAYETTE COUNTY DOES NOT ACCEPT THE UNDERSIGNED'S MAINTENANCE OR REPAIRS FOR ANY UNPAID EASEMENTS OR UNPAID EASEMENTS. PLAN OR THE LACK OF ONE INDICATED ON THIS PLAT.

7. THIS SURVEY IS SUBJECT TO ALL EASEMENTS & RIGHTS-OF-WAY. NO INCLUSION SHOWN ON THIS PLAT IS INTENDED TO BE A CONDITION OF THIS PLAT.

8. NO PORTION OF THIS PROPERTY LIES WITHIN A GROUNDWATER RECHARGE AREA.

9. 1/2" REFINISHED ROADS SHALL BE 8 FT. AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.

10. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 19110C001E, 1311 DISCLOSED DATED SEPTEMBER 24, 2008, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

11. EACH RESIDENTIAL LOT HAS A CONTIGUOUS AREA OF MORE THAN 0.3 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFER AND SETBACKS, WATER SHED PROTECTION BUFFER AND SETBACKS, JURISDICTIONAL WETLANDS AND EASEMENTS OF ANY KIND.

12. THERE ARE NO VISIBLE UNRECORDED OR BURIAL GROUNDS ON THIS PROPERTY.

13. THERE ARE NO STATE WATERS IN THIS PROPERTY.

14. PER THE NATIONAL WETLANDS INVENTORY, THE SITE DOES NOT CONTAIN JURISDICTIONAL WETLANDS. ANY JURISDICTIONAL WETLANDS ON THE SITE ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY OF LAW FOR OVERTURNING TO THESE JURISDICTIONAL WETLAND AREAS WITHOUT PROPER A MINORATION.

15. THERE IS A RECORDED EASEMENT D.B. 1129 P.53, 575-575.

16. THERE ARE NO STRUCTURES ON THIS PROPERTY TO BE REMOVED OR REMOVED.

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-5-57, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES AND THAT SUCH APPROVALS EITHER HAVE BEEN OBTAINED IN WRITING OR THAT APPROVAL IS NOT REQUIRED.

FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS TO LINE AND THEN LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE GEORGIA PLAT ACT (O.C.G.A. SECTION 15-5-57).

DIVISION: S.A. GASKINS & ASSOCIATES, LLC
DATE: 04/24/26

Job No. SA25-168A/MS

Drawn By: S.A.G. Prepared By: S.A.G.

Revised Date: 04/24/26

F.W.P.D.: 12/09/25

County comments: 5/20/26



Prepared For:

Tejani Nadir

Property Location

Lot 33 Of The 7th Land District
Fayette County, Georgia

S.A. GASKINS &
ASSOCIATES, LLC

surveyors, planners, development consultants
981 Camp Ground Road, Griffin, GA 30206

GRID NORTH
WEST ZONE
NAD 83

GRID NORTH
WEST ZONE
NAD 83

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	326.97'	52563.00'	326.97'	S 24°59'29" E
C2	321.27'	52553.00'	321.27'	N 24°59'39" W
C3	40.09'	20.00'	33.71'	N 33°07'04" E

981 Camp Ground Road Griffin Ga. 30223