

Meeting Minutes 10/5/23

THE FAYETTE COUNTY PLANNING COMMISSION met on October 5th, 2023, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Jim Oliver, Chairman
John H. Culbreth Sr., Vice Chairman
John Kruzan
Arnold Martin

MEMBERS ABSENT: Danny England

STAFF PRESENT: Debbie Bell, Planning and Zoning Director
Deborah Sims, Zoning Administrator
E. Allison Ivey Cox, County Attorney

NEW BUSINESS

1. Call to Order.
2. Pledge of Allegiance.
3. Approval of Agenda.

John Culbreth made a motion to accept the agenda. Arnold Martin seconded the motion. The motion passed 4-0. Danny England was absent.

4. Consideration of the Minutes of the meeting held on September 7, 2023.

John Culbreth made a motion to accept the minutes of the meeting held September 7, 2023. John Kruzan seconded the motion. The motion passed 3-0. Arnold Martin abstained.

5. Consideration of a Minor Final Plat of CG & PH, LLC. This property will consist of two (2) lots zoned A-R, Agriculture-Residential. It is located in Land Lot 224 of the 13th District and fronts on Gadson Drive.

Debbie Bell explained this is the property that previously submitted a revised development plan to be removed from Morning Falls Subdivision and then rezoned to A-R. The intent is to build one (1) single family home on tract 2. The required right-of-way has been dedicated. Staff has approved.

John Kruzan made a motion to accept the Minor Final Plat of CG & PH, LLC. John Culbreth seconded the motion. The motion passed 4-0.

PUBLIC HEARING

6. Consideration of Petition No. 1333-23, Wen Lin and Jie Lin, Owner, request to rezone 6.63 acres from A-R to R-72. This property is located in Land Lot 5 of the 5th District, and fronts on Harp Road and Highway 85 South.

Debbie Bell stated R-72 zoning complies with the Fayette County Comprehensive Plan and staff recommends conditional approval.

Harp Road is a minor arterial per the Fayette County Thoroughfare Plan. Owner shall dedicate right-of-way as needed to provide 50' of right-of-way prior to final plat approval.

It has historically been zoned A-R (Agricultural Residential) It currently has one (1) single family home. Staff and GDOT (Georgia Department of Transportation) have reviewed and approved. There are not any significant environmental features that impact the property.

Jim Oliver asked Mr. Lin how long he had owned the property.

Mr. Lin stated he had owned the property for just over one (1) year and he accepted staff recommendations.

Arnold Martin made a motion to recommend approval to rezone 6.63 acres from A-R to R-72 with conditions. John Culbreth seconded the motion. The motion passed 4-0.

7. Consideration of the Fayette County Planning Commission 2024 Calendar.

John Culbreth made a motion to accept the Planning Commission 2024 Calendar. John Kruzan seconded the motion. The motion passed 4-0.

ADJOURNMENT:

Arnold Martin moved to adjourn the meeting. John Culbreth seconded. The motion passed 4-0.

The meeting adjourned at 7:17 p.m.

PLANNING COMMISSION
OF
FAYETTE COUNTY


JIM OLIVER, CHAIRMAN

ATTEST:


DEBORAH BELL
PLANNING & ZONING DIRECTOR