

## **BOARD MEMBERS**

John Kruzan  
John H. Culbreth, Sr.  
Danny England  
Jim Oliver

## **STAFF**

Deborah L. Bell, Planning and Zoning Director  
Deborah Sims, Zoning Administrator  
Christina Barker, Planning and Zoning Coordinator  
E. Allison Ivey Cox, County Attorney

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### **AGENDA FAYETTE COUNTY PLANNING COMMISSION MEETING 140 STONEWALL AVENUE WEST January 04, 2024 7:00 pm**

**\*Please turn off or turn to mute all electronic devices during the  
Planning Commission Meetings**

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## **NEW BUSINESS**

1. Call to Order.
2. Pledge of Allegiance.
3. Approval of Agenda.  
*Danny England made a motion to approve the January 4<sup>th</sup> Agenda. John Culbreth seconded the motion. The motion passed 4-0. Arnold Martin submitted a letter of resignation as a board member for the Planning Commission on January 3, 2024, and therefore was not present.*
4. Consideration of the Minutes of the meeting held on December 7, 2023.  
*John Culbreth made a motion to approve the minutes of the meeting held on December 7, 2023. Danny England seconded the motion. The motion passed 4-0.*
5. Election of the Chairman.  
*Jim Oliver made the motion to elect John Culbreth, Sr. as the Chairman of the Planning Commission. Danny England seconded the motion. The motion passed 4-0.*
6. Election of the Vice-Chairman.  
*Jim Oliver made the motion to elect John Kruzan as the Vice Chairman of the Planning Commission. John Culbreth seconded the motion. The motion passed 4-0.*
7. Election of the Secretary.  
*Jim Oliver made the motion to elect Christina Barker as the Secretary of the Planning Commission. Danny England seconded the motion. The motion passed 4-0.*

## **PUBLIC HEARING**

8. Petition No. 1336-23 –Applicant proposes to rezone 1.3 acres from A-R to C-H for the purposes of developing commercial uses.

*Jim Oliver made a motion to approve Petition No. 1336-23 subject to conditions. Danny England seconded the motion subject conditions. The motion passed, subject to conditions, 4-0. The conditions are as follows:*

*Staff recommends the following CONDITIONS:*

- 1. The residential structures, primary and accessory, on the property shall be demolished within 180 days of approval of the rezoning.*
  - 2. A site plan and appropriate permits are required before any commercial uses may be conducted on the property.*
  - 3. A GDOT-approved commercial driveway is required before any commercial uses may be conducted on the property.*
9. Petition No. 1337-23 - Applicant proposes to rezone 2.40 acres from A-R to R-20 for the purposes of continuing a single-family home and accessory structures.
- Danny England made a motion to approve Petition No. 1337-23 subject to conditions. John Kruzan seconded the motion.*

### **RECOMMENDED CONDITIONS**

- 1. The owner/developer shall dedicate right-of-way, as needed, to provide 50 feet right of way as measured from the existing centerline of Hilo Road.*
- 2. The required right-of-way donation shall be provided to the County within 60 days of the approval of the rezoning request.*
- 3. The existing driveway on the western side of the property that connects to the neighboring property shall be removed due to noncompliance with sight distance prior to building permit issuance.*

