

# Meeting Minutes 4/4/024

**THE FAYETTE COUNTY PLANNING COMMISSION** met on April 4, 2024, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

**MEMBERS PRESENT:** John H. Culbreth Sr., Chairman  
John Kruzan, Vice-Chairman  
Danny England  
Jim Oliver  
Boris Thomas

**STAFF PRESENT:** Debbie Bell, Planning and Zoning Director  
Deborah Sims, Zoning Administrator  
Christina Barker, Zoning Coordinator

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## NEW BUSINESS

1. Call to Order.
2. Pledge of Allegiance.
3. Approval of Agenda.  
Ms. Debbie Bell requested to amend the agenda to add the Preliminary Plat Renewal for Bernhard Farms.  
*Danny England made a motion to approve the agenda with the following item number 6 changed to read Approval of a Preliminary Plat for Bernhard Farms. The motion passed 5-0.*
4. Consideration of the Minutes of the meeting held on March 7, 2024  
John Culbreth called for a motion.  
*Danny England made a motion to approve the minutes of the meeting held on March 7, 2024. Jim Oliver seconded the motion. The motion passed 5-0.*
5. Approval of Minor Final Plat for Sterling Ridge  
Debbie Bell reviews that this is a request to approve a Minor Final Plat on Ebenezer Road and Ebenezer Church Road. This property was rezoned to A-R. Mr. Wright is proposing this development and staff has reviewed and approved this development.  
Hello, I am Rod Wright, and I am requesting the approval of the Minor Final Plat for Sterling Ridge.  
Danny England asks, "Debbie is this the same plat that Rod was in for last time and we had to table it for some right of way dedication?"  
Yes, it was on the agenda and there were some utilities that were in the process of being installed and that took a little longer than anticipated.  
Danny England stated, "Ok, from the county side we are good to go, and we can just move forward."  
Debbie Bell, "Yes, everything is completed."  
Danny England, "Ok, good deal."  
John Culbreth asks for further questions by the commissioners and there are none. Mr. Culbreth requests a motion.  
*Danny England made a motion to approve the Minor Final Plat for Sterling Ridge. John Kruzan seconded the motion. The motion passed 5-0.*

6. Approval of Preliminary Plat for Bernhard Farms

Debbie Bell discussed the Preliminary Plat for Bernhard Farms. It is a subdivision off Bernhard Road that is under construction and in progress, but they haven't quite gotten to the point of meeting the criteria to where they are allowed to continue, so this needs to be renewed. They are presenting this to you tonight to request the renewal of Preliminary Plat for two years.

Mr. Culbreth asked if the petitioner was present.

Ms. Bell stated that they were not present.

Mr. Culbreth asked if the commissioners had any questions on this Preliminary Plat approval.

Jim Oliver asked if there was any problem with the staff, or is everything good?

Ms. Bell stated that everything is good, and nothing has changed. In fact, they have submitted the construction drawings and that is underway but just hasn't been completed. So, this is more of a housekeeping item than anything else.

Mr. Culbreth requested a motion.

***John Kruzan made a motion to approve the Preliminary Plat for Bernhard Farms. Jim Oliver seconded the motion. The motion passed 5-0.***

## **PUBLIC HEARING**

7. Consideration of Revised Development Plan RDP-017-24 Xavier Hill, owner; requests to remove Lot 10A from Lafayette Estates Subdivision. 119 Lafayette Dr. is 0.481 undeveloped acres. The property is located in Land Lot 219 of the 13th District and fronts on Lafayette Dr. – WITHDRAWN BY PETITIONER

Debbie Bell states, "Item 6 (now item 7 due to the addition of item 6 - Approval of Preliminary Plat for Bernhard Farms) was to be a Revised Development Plan RDP-017-24 to remove a lot from the Lafayette Estate Subdivision. The petitioner has withdrawn the application, so we have no public hearing tonight.

Mr. Culbreth asks do we need a motion to approve the withdrawal?

Ms. Bell, "Yes sir."

***Danny England made a motion to allow the withdrawal of item 7 Revised Development Plan RDP-017-24. Boris Thomas seconded the motion. The motion passed 5-0.***

**ADJOURNMENT:**

Danny England moved to adjourn the meeting. Jim Oliver seconded. The motion passed 5-0.

The meeting adjourned at 7:07 p.m.

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**PLANNING COMMISSION  
OF  
FAYETTE COUNTY**



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**JOHN CULBRETH, SR.  
CHAIRMAN**

**ATTEST:**



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**DEBBIE BELL  
DIRECTOR, PLANNING & ZONING**