

BOARD MEMBERS

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

STAFF

Deborah L. Bell, Planning and Zoning Director
Deborah Sims, Zoning Administrator

E. Allison Ivey Cox, County Attorney

**AGENDA OF ACTIONS
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
May 2, 2024
7:00 pm**

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

NEW BUSINESS

1. Call to Order.
2. Pledge of Allegiance.
3. Approval of Agenda. *Danny England made a motion to approve the agenda with the addition of the Minor Final Plat of the Adams Farm 1805, LLC and William Jerry Cleveland Property as item number 5, Minor Final Plat of 405 Bankstown Road as item number 6, minor final plat for Veterans Pkwy and Lees Mill South, LLC as item number 7, and Veterans Parkway Tract 1 as item 8. Public Hearing items will now be items 9-13. John Kruzan seconded the motion. The motion carried 5-0.*
4. Consideration of the Minutes of the meeting held on April 4, 2024. *Danny England made a motion to approve the minutes of the meeting held on April 4, 2024. Jim Oliver seconded the motion. The motion passed unanimously.*
5. Approval of Minor Final Plat of the Adams Farm 1805, LLC and William Jerry Cleveland Property. *John Kruzan made the motion to approve the Minor Final Plat of the Adams Farm 1805, LLC and William Jerry Cleveland. Danny England seconded the motion. The motion passed unanimously.*
6. Approval of the Minor Final Plat for 405 Bankstown Road. *John Kruzan made a motion to approve the Minor Final Plat for 405 Bankstown Road. Danny England seconded the motion. The motion carried 5-0.*
7. Approval of the Minor Final Plat for Veterans Pkwy and Lees Mill South, LLC. *John Kruzan made the motion to approve the Minor Final Plat for Veterans Pkwy and Lees Mill South, LLC. Danny England seconded the motion. The motion passed unanimously.*

8. Approval of the Minor Final Plat for Veterans Parkway Tract 1. *John Kruzan made the motion to approve the Minor Final Plat for Veterans Parkway Tract 1. Danny England seconded the motion. The motion passed unanimously.*

PUBLIC HEARING

9. Consideration of Petition No. 1345-24-A, David Asa Lamb, owner; LDO Fayette, LLC, applicant; Randy Boyd, Agent, request to rezone 0.964 acres from A-R (Agricultural-Residential) to R-50 (Single-Family Residential) for the purposes of developing a residential neighborhood of single-family detached homes; property is located in Land Lot 85 of the 7th District and fronts on Ellison Road. *Jim Oliver made the motion to recommend approval of Petition 1345-24-A with the following conditions:*

1. *Within 180 days of approval of the rezoning, the developer shall obtain the appropriate permit and demolish or remove the existing structures on parcel 0722 003.*
2. *Within 120 days of approval of rezoning, all parcels that are a subject of this petition shall be combined into a single parcel with an approved recorded plat.*

Danny England seconded the motion. The motion carried 5-0.

10. Consideration of Petition No. 1345-24-B, David Asa Lamb, owner; LDO Fayette, LLC, applicant; Randy Boyd, Agent, request to rezone 17.171 acres from A-R (Agricultural-Residential) to R-50 (Single-Family Residential) for the purposes of developing a residential neighborhood of single-family detached homes; property is located in Land Lot 85 of the 7th District and fronts on Ellison Road. *Jim Oliver made the motion to recommend approval of Petition 1345-24-B with the following conditions:*

1. *Within 180 days of approval of the rezoning, the developer shall obtain the appropriate permit and demolish or remove the existing structures on parcel 0722 062.*
2. *Within 120 days of approval of rezoning, all parcels that are a subject of this petition shall be combined into a single parcel with an approved recorded plat.*

Danny England seconded the motion. The motion carried 5-0.

11. Consideration of Petition No. 1345-24-C, David Asa Lamb, owner; LDO Fayette, LLC, applicant; Randy Boyd, Agent, request to rezone 1.137 acres from A-R (Agricultural-Residential) to R-50 (Single-Family Residential) for the purposes of developing a residential neighborhood of single-family detached homes; property is located in Land Lot 85 of the 7th District and fronts on Ellison Road. *Jim Oliver made the motion to recommend approval of Petition 1345-24-C with the following conditions:*

1. *Within 180 days of approval of the rezoning, the developer shall obtain the appropriate permit and demolish or remove the existing structures on parcels*

0722 003 and 0722 062.

- 2. Within 120 days of approval of rezoning, all parcels that are a subject of this petition shall be combined into a single parcel with an approved recorded plat.**

Danny England seconded the motion. The motion carried 5-0.

12. Consideration of Petition No. 1346-24, Allegiance Homes, LLC, owner; C. Mark McCullough, Agent, request to rezone 15.87 acres from A-R (Agricultural-Residential) to R-80 (Single-Family Residential) for the purposes of developing a residential neighborhood of single-family detached homes; property is located in Land Lot 199 of the 4th District and fronts on Snead Road. **Jim Oliver made the motion to recommend approval with the following conditions:**

- 1. Snead Road is a County Local on the Fayette County Thoroughfare Plan. The developer shall dedicate land, as needed, to provide 30 feet of right-of-way as measured from the existing centerline of Snead Road.**
- 2. Submittal of all warranty deed(s) and legal descriptions for right-of-way dedications shall be provided to the county within 60 days fo the approval of the rezoning request, or prior to the submittal of a development site plan, whichever comes first.**

Danny England seconded the motion. The motion carried 4-0. Boris Thomas abstained.

13. Consideration of Petition No. 1347-24, Luis Arango, owner; Jeff Lammes, Agent, request to rezone 1.446 acres from A-R (Agricultural-Residential) to R-50 (Single-Family Residential) for the purposes of developing an amenity area for a residential single-family neighborhood; property is located in Land Lot 60 of the 5th District. **John Kruzan made the motion to recommend approval of Petion 1347-24. Boris Thomas seconded the motion. The motion carried 4-0. John Culbreth was absent.**