

BOARD MEMBERS

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

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 OF ACTIONS FAYETTE COUNTY PLANNING COMMISSION MEETING 140 STONEWALL AVENUE WEST August 1, 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.
The agenda was amended to move item number 8 to item 6 and the addition of the preliminary plat of Nash Oaks (West of 199 Callaway Road). Jim Oliver made a motion to approve the August 1st Agenda. John Kruzan seconded the motion. The motion passed 4-0 Danny England was absent.
4. Consideration of the Minutes of the meeting held on July 18, 2024. *Jim Oliver made a motion to approve the minutes of the meeting held on July 18, 2024. John Kruzan seconded the motion. The motion carried 4-0.*
5. Approval of the Preliminary Plat of Nash Oaks (West of 199 Callaway Road). *John Kruzan made a motion to approve the Minor Final Plat for Nash Oak (West of 199 Callaway Road). Jim Oliver seconded the motion. The motion carried 3-1. Boris Thomas abstained.*

PUBLIC HEARING

6. Consideration of Petition No. 1352-24, Ernest Guy Harris Estate, Keith D. Harris & Connie Harris Redd owners; request to rezone 2.88 acres from A-R (Agricultural-Residential) to R-70 (Single-Family Residential) for the purpose of developing single-family homes. Property is located in Land Lot 3 of the 5th District and fronts on Harris Road. *Jim Oliver made the motion to recommend approval of Petition 1352-24 and Boris Thomas seconded the motion. The motion carried 4-0.*

7. Consideration of Petition No. 1351-24, Reign R. Enterprises, LLC, owner; request to rezone 9.74 acres from A-R(Agricultural-Residential) to R-70 (Single-Family Residential) for the purpose of developing single-family home. Property is located in Land Lot 65 of the 5th District and fronts on Lester Road and Davis Road. ***John Kruzan recommended Petition 1351-24 be amended to R-78 and approved with the following conditions:***

1. ***Lester Road is a County Minor Arterial on the Fayette County Thoroughfare Plan. The developer shall dedicate land, as needed, to provide 50 feet of right-of-way as measured from the existing centerline of Lester Road.***
2. ***Davis Road is a County Collector on the Fayette County Thoroughfare Plan. The developer shall dedicate land, as needed, to provide 40 feet of right-of-way as measured from the existing centerline of Lester Road.***
3. ***Submittal of all warranty deed(s) and legal descriptions for right-of-way dedications shall be provided to the County within 60 days of the approval of the rezoning request, or prior to the final plat approval, whichever comes first.***

Boris Thomas seconded the motion. The motion carried 4-0.

8. Consideration of Petition Consideration of Petition No. 1349-24, Wright Chancey McBride, Inc, owner; request to rezone 114.228 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 249 and 250 of the 4th District and fronts on Antioch Road. ***Jim Oliver made the motion to recommend approval of Petition 1349-24 with the following conditions:***

1. ***If a new road is constructed to access the lots, the entrance shall have a deceleration lane and acceleration taper per the Fayette County Entrance and Striping Detail.***
2. ***Antioch Road is a collector road. The owner/developer shall dedicate land to Fayette County as needed to provide a minimum 40-ft of right of way as measured from the existing centerline of Antioch Road.***

John Kruzan seconded the motion. The motion carried 4-0.

9. Consideration of Revised Development Plan RDP-019-24, Camp Southern Ground, Inc. owners; request approval of the Revised Development Plan for Camp Southern Ground as depicted in the Revised Site Development Plan submitted on June 10, 2024. Property is located in Land Lot 213 of the 4th District and fronts Ebenezer Church Road, Arnold Road, and Southern Ground Parkway. ***John Kruzan made the motion to recommend approval of Petition RDP-019-24 and Jim Oliver seconded the motion. The motion carried 4-0.***

10. Consideration of Amendments to Chapter 110. Zoning Ordinance, regarding Sec. 110-125. – A-R, Agricultural-Residential District, to add a provision to allow an existing home to remain temporarily for occupancy while a new home is built in the A-R Zoning District. ***Jim Oliver made the motion to recommend approval of Consideration of Amendment to Chapter 110. Zoning Ordinance regarding Sec. 110-125. – A-R, Agricultural-Residential District, to add a provision to allow an existing home to remain temporarily for occupancy while a new home is built in the A-R Zoning District with the following conditions:***

1. ***(7) During the construction of a new primary dwelling structure, the original primary dwelling structure on the parcel may be retained on the property under the following circumstances:***
 - a. ***The original, primary dwelling structure shall be allowed to remain for a period not to exceed 15 months. Applicants may request no more than two (2) six month extensions.***
 - b. ***The original, primary dwelling structure shall at all times be occupied for residential purposes by the property owner; and***
 - c. ***Occupancy of the original, primary dwelling structure is merely a temporary residency during the period of time necessary to complete construction of a new primary dwelling structure on the property, in no event to exceed a period of 15 months; and***
 - d. ***The Certificate of Occupancy for the new dwelling structure shall not be issued until the original primary dwelling structure has been properly demolished. A demolition permit is required.***

Boris Thomas seconded the motion. The motion carried 4-0.