

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 [Absent]
Maria Binns, Planning and Zoning Coordinator
E. Allison Ivey Cox, County Attorney

**AGENDA OF ACTIONS
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
November 7, 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. *Ms. Deborah Bell requested to amend the agenda by adding item 6; Draft 2025 Planning Commission Meeting Calendar. Danny England made a motion to approve the agenda with the addition of item 6; Draft 2025 Planning Commission Meeting Calendar on the November 7th Agenda. Public Hearing items will now be items 7-11. John Kruzan seconded the motion. The motion carried 5-0.*
4. Consideration of the Minutes of the meeting held on October 3, 2024. *Jim Oliver made a motion to approve the minutes of the meeting held on October 3, 2024. John Kruzan seconded the motion. The motion carried 4-0. Danny England abstained from voting as he was absent for the October 3, 2024, meeting.*
5. Plats
 - a. Minor Final Plat for The Estate of Dan Victor Stinchcomb (218 Ebenezer Road). *John Kruzan made the motion to approve the Minor Final Plat for The Estate of Dan Victor Stinchcomb (218 Ebenezer Road). Danny England seconded the motion. The motion passed 5-0.*

6. Discussion of Draft Meeting Calendar for the 2025 Planning Commission Meetings. The calendar to be adopted at the next meeting. ***John Kruzan made a motion to approve Draft Meeting Calendar for the 2025 Planning Commission Meetings. Danny England seconded the motion. The motion carried 5-0.***

PUBLIC HEARING

7. Consideration of Petition 1357-24, request to rezone 3.65 acres from R-40 to A-R for the purpose of reconfiguring parcels between family members. The property is located in Land Lot(s) 254 of the 13th District and fronts on Kite Lake Road. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1357-24 with the following condition:***

1. ***The recombination plat for parcels 1302-051, 1302-046, and 1302-036 shall be submitted for staff review and approved and recorded within 90 days of approval of the rezoning.***

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

8. Consideration of Petition 1358-24-A, request to rezone 2.242 acres from A-R to M-1 for the purposes of developing a distribution warehouse. The property is located in Land Lot(s) 248 of the 5th District and fronts on State Route 85 N. ***Boris Thomas made the motion to recommend DENIAL of Petition 1358-24-A. John Kruzan seconded the motion. Jim Oliver and Danny England the Opposed motion carried 3-2.***
9. Consideration of Petition 1358-24-B, request to rezone 55.066 acres from C-H to M-1 for the purposes of developing a distribution warehouse. The property is located in Land Lot(s) 248 of the 5th District and fronts on State Route 85 N and Oak Hill Road. ***John Kruzan made the motion to recommend DENIAL of Petition 1358-24-B. Boris Thomas seconded the motion. Jim Oliver and Danny England the Opposed motion carried 3-2.***
10. Consideration of Revised Development Plan RDP-020-24, The Woodlands, request approval of a Revised Development Plan for The Woodlands as depicted in the Preliminary Master Plan approved on November 9, 2006. The request is to remove an undeveloped phase, consisting of 28.450 acres, from the development. Property is located in Land Lot 88 & 73 of the 5th District and fronts Dixon Circle and S. Jeff Davis Drive. ***Jim Oliver made the motion to recommend APPROVAL of Petition RDP-020-24. John Kruzan seconded the motion. The motion carried 5-0.***

11. Consideration of Amendments to Chapter 110. Zoning Ordinance, regarding article VII.- Zoning Board of Appeals. – Sec. 110-242. – Powers and Duties. ***Danny England made the motion to recommend APPROVAL of Consideration of Amendments to Chapter 110. Zoning Ordinance, regarding article VII.- Zoning Board of Appeals. – Sec. 110-242. – Powers and Duties. Jim Oliver seconded the motion. The motion carried 4-0-1. Boris Thomas abstained from voting.***