

Meeting Minutes 12/05/2024

THE FAYETTE COUNTY PLANNING COMMISSION met on December 5th, 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 [*absent*]
Maria Binns, Zoning Secretary
E. Allison Ivey Cox, County Attorney

NEW BUSINESS

1. Call to Order. *Chairman John H. Culbreth, Sr. called the December 5, 2024, meeting to order at 7:00 pm.*
2. Pledge of Allegiance. *Chairman John H. Culbreth, Sr. offered the invocation and led the audience in the Pledge of Allegiance.*
3. Approval of Agenda. *Danny England made a motion to approve the agenda. John Kruzan seconded the motion. The motion carried 5-0.*
4. Consideration of the Minutes of the meeting held on November 7, 2024. *Danny England made a motion to approve the minutes of the meeting held on November 7, 2024. John Kruzan seconded the motion. The motion carried 5-0.*
5. Plats
 - a. Minor Final Plat of Bakersfield Farms, Lot 11A and 11B (Fronts on Old Farm Road).

Ms. Bell presented this plat and explained that it was to create two lots from a 20 acre parcel, they went through the revised development process and the plat has been reviewed and approved by staff.

Chairman John H. Culbreth asked if there were any questions from the commissioners.? No one responded.

Danny England made the motion to approve the Minor Final Plat of Bakersfield Farms, Lot 11A and 11B (Fronts on Old Farm Road). Jim Oliver seconded the motion. The motion passed 5-0.

- b. Minor Final Plat of Diamond Ridge (Fronts on Ebenezer Road).

Ms. Bell explained the Minor Final Plat of Diamond Ridge created seven tracts as she has shown on the screen, and this has been reviewed and approved by staff.

Chairman John H. Culbreth asked if there were any questions from the commissioners.? No one responded.

John Kruzan made the motion to approve the Minor Final Plat of Diamond Ridge (Fronts on Ebenezer Road). Jim Oliver seconded the motion. The motion passed 5-0.

PUBLIC HEARING

6. Consideration of Petition 1360-24, Applicant proposes to rezone 55.8+/- acres from C-H (Highway Commercial) Conditional to M-1 (Light Industrial) for the purposes of constructing a Distributing Warehouse. Property is located in Land Lots 233 of the 5th District and fronts N. Highway 85, Corinth Road, and Carter Road.

Ms. Bell explained that petition 1360-24 must be readvertised and reposted for March 6, 2025, meeting.

Danny England moved to table Petition 1360-24 to be readvertised for the hearing to be held before the Planning Commission on Thursday, March 6, 2025, at 7:00 PM and before the Board of Commissioners on Thursday, March 27, 2025, at 5:00 PM. Boris Thomas seconded the motion. The motion passed 5-0.

7. Consideration of the Fayette County Planning Commission 2025 Calendar Schedule.

Ms. Bell presented the official 2025 calendar as shown, she explained the first column shows the application filing deadline to allow staff time to properly prepare for advertisements, the center column is the planning commission hearing dates, and the third column is the board of commissioners meeting dates.

Chairman Culbreth pointed out that the board would like to change the January 2 meeting to January 16.

Ms. Bell responded we thought the discussion was to keep it for the second, but this will be our opportunity to make changes.

Mr. Danny England responded it would be a good idea to change it to next week's meeting.

Ms. Bell responded to confirm, that we cannot move it to the 9th because it is a board commissioner meeting, but we can move it to January 16th. Everyone agreed to it.

Danny England made a motion to approve as amended to change January 2, 2025, to January 16, 2025, for the 2025 Planning Commission Calendar. John Kruzan seconded the motion. The motion carried 5-0.

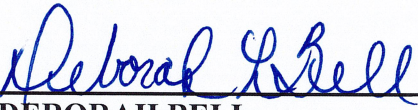
ADJOURNMENT:

Danny England moved to adjourn the meeting. John Kruzan seconded. The motion passed 5-0.

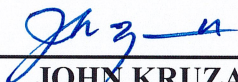
The meeting adjourned at 7:09 p.m.

ATTEST:

PLANNING COMMISSION
OF
FAYETTE COUNTY



DEBORAH BELL
DIRECTOR, PLANNING & ZONING



JOHN KRUZAN, CHAIRMAN