

**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  
Maria Binns, Planning and Zoning Coordinator  
E. Allison Ivey Cox, County Attorney

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**AGENDA OF ACTIONS  
FAYETTE COUNTY PLANNING COMMISSION MEETING  
140 STONEWALL AVENUE WEST**

**January 16, 2025**

**7:00 pm**

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

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**NEW BUSINESS**

1. Call to Order. *Chairman John H. Culbreth, Sr. called the January 16, 2025, meeting to order at 7:00 pm. Chairman John H. Culbreth, Sr. called to entertain motions to amend the agenda, the first suggested amendment is the election of officers for the 2025 Fayette County Planning Commission. Danny England made a motion to approve the amended agenda with the addition of items to elect new officers on the 2025 Fayette County Planning Commission. Boris Thomas seconded the motion. The motion passed 5-0.*
2. Approval of Agenda. *John Culbreth, Sr. made a motion to approve the amended agenda. Danny England seconded the motion. The motion carried 5-0.*
3. Election of the Chairman. *Jim Oliver made the motion to elect John Kruzan as the Chairman of the 2025 Fayette County Planning Commission. Danny England seconded the motion. The motion passed 5-0.*
4. Election of the Vice-Chairman. *Jim Oliver made the motion to elect Danny England as the Vice Chairman of the 2025 Fayette County Planning Commission. John Kruzan seconded the motion. The motion passed 5-0.*
5. Election of the Secretary. *Jim Oliver made the motion to elect Maria Binns as the Secretary of the 2025 Fayette County Planning Commission. Danny England seconded the motion. The motion passed 5-0.*
6. Pledge of Allegiance. *Elected Chairman John Kruzan offered the invocation and led the audience in the Pledge of Allegiance.*
7. Consideration of the Minutes of the meeting held on December 05, 2024. *John Culbreth made a motion to approve the minutes of the meeting held on December 05, 2024. Danny England seconded the motion. The motion carried 5-0.*

8. Plats

- a. Preliminary Plat of Beckton Woods (fronts on Ellison Road). *Jim Oliver made a motion to approve the Preliminary Plat of Beckton Woods. John Culbreth seconded the motion. The motion passed 5-0.*
- b. Preliminary Plat of Blissful Meadows (fronts on Kenwood Road & Longview Road). *Jim Oliver made a motion to approve the Preliminary Plat of Blissful Meadows. John Culbreth seconded the motion. The motion passed 5-0.*

**PUBLIC HEARING**

Consideration of Petition 1359-24, Applicant proposes to rezone 31.144 acres from R-45 Conditional to A-R Agricultural Residential for the purposes of developing a residential neighborhood of single-family detached homes. Property is located in Land Lots 73 & 88 of the 5<sup>th</sup> District and fronts S Jeff Davis Drive and Dixon Circle. *Danny England made the motion to recommend **CONDITIONAL APPROVAL** of Petition 1359-24. Jim Oliver seconded the motion, John Culbreth opposed it. The motion carried 4-1.*

**CONDITIONS:**

1. *The existing house on the parcel does not meet the building setback requirements for A-R and shall be demolished within 90 days of approval of the rezoning or prior to application for any future rezonings or minor final plats, whichever comes first.*
2. *The owner/developer shall dedicate land to Fayette County as needed to provide a minimum 50-ft of right of way as measured from the existing centerline of South Jeff Davis Road for the full width of the parcel.*
3. *No new parcels may be created unless and until a paved road, constructed to County Standards and with a 60' dedicated right-of-way, is constructed at the present end of Dixon Circle as shown on the survey provided with the application.*
9. Consideration of Revised Development Plan RDP-021-24 Brechin Park, request approval of a Revised Development Plan to allow the subdivision of Parcel 0604 011 into 2 parcels, within the Brechin Park Subdivision. Property is located in Land Lot 16 & 17 of the 6th District and fronts Brechin Drive. ***WITHDRAWN BY PETITIONER, Danny England made a motion to ACCEPT THE WITHDRAWAL BY PETITIONER of Petition RDP-021-24 Brechin Park, John Culbreth, Sr. seconded the motion. The motion carried 5-0.***

*Danny England moved to Adjourned the January 16, 2025, Planning Commission meeting. John H. Culbreth seconded. The motion passed 5-0.*

*The meeting adjourned at 7:42 pm.*