

# Meeting Minutes 1/16/2025

**THE FAYETTE COUNTY PLANNING COMMISSION** met on January 16<sup>th</sup>, 2024, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

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

**STAFF PRESENT:** Debbie Bell, Planning and Zoning Director  
Deborah Sims, Zoning Administrator  
Maria Binns, Zoning Secretary  
E. Allison Ivey Cox, County Attorney

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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).

Ms. Bell explained this plat was a rezoning that came before the planning commission several months ago, now parcels have been consolidated and they are presenting their preliminary plat, it's been reviewed and approved by staff to meet all requirements.

Chairman John Kruzan asked the board for questions.? No one responded. Then he asked for a motion.

***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).

Ms. Bell the presented plat location and stated has been reviewed and approved by staff.

Chairman John Kruzan asked the board for any questions.? Having no response, the chairman then asks for a motion.

***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**

9. 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.

Ms. Bell presented the staff assessment stating the lot is a legal lot of record and meets or exceeds all the requirements of the A-R zoning district. The Future Land Use Map designates this area as Low-Density Residential, which has a 1-acre minimum parcel size. A-R has a 5-acre minimum parcel size so it will be a less intensive zoning than R-45. Staff recommends conditional approval of the request to rezone from R-45 Conditional to A-R.

Ms. Bell read the accepted conditions by the applicant's agent she had previously discussed with as follows:

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.

Ms. Bell stated the subject property was rezoned previously back in 1987 from A-R to R-45, where she explained there were some prior development conditions.

Ms. Bell added staff notes regarding the relationship of the prior conditions to the current rezoning request if it is zoned A-R, due to the shape of the property no more than 2 lots can be developed with frontage on South Jeff Davis. Regarding the frontage on Dixon Circle, the applicant is aware that all required road frontages must be satisfied before the parcel can be subdivided.

Mr. Jim Oliver asked staff under the present zoning (31.144 acres) of R-45 they could put in five acres lot if desired.

Ms. Bell responded if it remains as R-45 the conditions that applied for that original zoning, currently still applying and will have to be amended.

Mr. Oliver agreed to Ms. Bell response.

Mr. Ron Godwin asked the board if they had any questions.? He stated they are trying to rezone from R-45 to A-R. He did the boundary survey.

Mr. Jim Oliver asked Mr. Godwin was doing the work and if he understood the previous question he had asked staff.?

Mr. Godwin responded he did and honestly, the owners just want to change the zoning from one to another and will create fewer homes possible.

Mr. Oliver asked the agent if they had any issues demolishing the existing house within ninety days.?

Mr. Godwin responded none was expressed to me.

Mr. Boris Thomas asked Mr. Godwin if is it a motive to change the zoning.? Is there a lake ownership.?

Mr. Godwin responded the woodlands does not own the entire lake and this property does not own the lake. If you look at the boundaries you will see it runs through the lake, each property owns a part of it.

***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:**

- 4. 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.***
- 5. 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.***
- 6. 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.***

10. 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.***

**ADJOURNMENT:**

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

*The meeting adjourned at 7:42 p.m.*

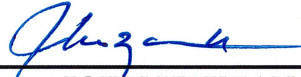
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**PLANNING COMMISSION  
OF  
FAYETTE COUNTY**

**ATTEST:**



**DEBORAH BELL  
DIRECTOR, PLANNING & ZONING**



**JOHN KRUZAN, CHAIRMAN**