

# Meeting Minutes 03/06/2025

**THE FAYETTE COUNTY PLANNING COMMISSION** met on March 6<sup>th</sup>, 2025, 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 Kruzan called the March 6, 2025, meeting to order at 7:05 pm.*
2. Pledge of Allegiance. *Chairman John Kruzan led the audience in the Pledge of Allegiance.*
3. Approval of Agenda. *John Kruzan noted that staff requested the agenda be amended to delete Item #5, Plats, since there are no plats for staff to present. John Culbreth, Sr. made a motion to approve the amended agenda. Jim Oliver seconded the motion. The motion carried 5-0.*
4. Consideration of the Minutes of the meeting held on January 16, 2025. *Danny England made a motion to approve the minutes of the meeting held on January 16, 2025. Boris Thomas seconded the motion. The motion carried 5-0.*

## PUBLIC HEARING

5. **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 commerce-industry complex. Property is located in Land Lots 233 of the 5<sup>th</sup> District and fronts on N. Highway 85, Corinth Road, County Lane Road, and Carter Road.

Deborah Bell introduced the petition and noted that the request for M-1 is not consistent with the County's Future Land Use Map and Comprehensive Plan.

Therefore, staff recommends denial of the request to rezone to M-1.

IF the petition is approved, staff recommends the following CONDITIONS:

1. Corinth Road is an Arterial Road 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 Corinth Road. The right-of-way dedication shall be completed within 180 days of rezoning. 2. Article XII. - Watershed Protection Ordinance shall apply to the tract(s) presented in the rezoning case.

Mr. Kruzan asked if anyone was present to speak in favor of the petition.

Steven Jones, Attorney, with the law firm of Taylor/English/Duma, introduced himself as the applicant's representative. He presented a series of slides to discuss details of the request. The first slide is a current zoning map of the subject property and the surrounding area. He noted that the property was rezoned to C-H in 1987, but it has not been developed. Mr. Jones thinks that this lack of development indicates that the property does not have a viable economic use under a commercial zoning district. Therefore, he is presenting an application for a zoning district which is more consistent with the zoning districts in the Highway 85 corridor, especially in this area.

Mr. Jones noted that the parcel is 55.8 acres in size. They are proposing for this site a single building that is almost 500,000 square feet that would be a manufacturing facility. They have been in talks with industries, the Development Authority and businesses, who indicate that there is no space for this type of business to locate in Fayette County. These businesses would like to locate in Fayette County and do not require direct access to the interstate. Mr. Jones pointed out that the area between Fayetteville and the Clayton County line is where industrial & manufacturing properties are already located. However, there are not many sites for large buildings, which can be occupied by one or multiple manufacturing companies.

He presented a conceptual site plan showing a single large building, with passenger parking on the south side, and truck circulation and parking on the north side; the proposal has a single entrance/exit on State Route 85. He acknowledged that the concept shows the apparent location of the stream but noted that all state and local buffer requirements will be met in the final site plan. He reviewed the basic requirements of the County's State Route Overlay, zoning buffer requirements, and the various residential and nonresidential properties around the property.

Mr. Jones discussed the County's Comprehensive Plan, which acknowledges that the SR 85 corridor is described as a nonresidential corridor. The Comp Plan anticipates a large amount of nonresidential development along this corridor. The subject property is a 55-acre tract that has sat fallow for 37 years since it was rezoned to commercial. He discussed the change to commercial market in the post-COVID era, transitioning to an e-commerce-based market. He contends that the site will not be developed as a commercial property and that the Comp Plan highlights that the 85

corridor anticipates that the corridor will be industrial. Even though the Future Land Use Plan shows this area as commercial, when we dig into the text of the Comp Plan, it highlights that the corridor is a nonresidential corridor.

Mr. Jones reviewed recent development in the area. In mid-2020 there was a parcel that was rezoned to M-1; that application proposed an industrial complex. In the analysis of that application the staff report noted that nonresidential corridor in the Comp Plan and recommended approval of that petition. He then presented a copy of the site plan that accompanied the rezoning. He noted the proximity of his current subject property across the intersection to the M-1 property on the west side of SR 85.

Mr. Jones stated that in June of 2023, the BOC voted unanimously to approve the rezoning to M-1. *[Staff note: the rezoning of Parcel 0646 029 to M-1 was approved by the BOC on June 23, 2022.]* He also pointed out that the parcel on the opposite side of GA 85 was rezoned in 2022 for a truck parking facility, to C-H, which permits parking lots. *[Staff note: the rezoning of Parcel 0552 040 to C-H, with 9 conditions, was approved by the BOC on February 23, 2023.]* He said that even though this was rezoned to C-H, it was an acknowledgement that this is a nonresidential corridor ripe for industrial development. Mr. Jones discussed the site plan for the truck parking and the realignment of Corinth Road.

Mr. Jones then reviewed the various types of zoning and land uses in other parts of the 85 North corridor: Amusement Park; industrially zoned property south of the amusement park; auto repair facilities; self-storage facilities. The Comp Plan's notion that this is a nonresidential corridor with commercial and industrial type uses, as well as the industrial zoning of the Kenwood Industrial Park. In this corridor, the Comp Plan calls out three uses in the corridor: Commercial, Office and Industrial; there are only a few medical offices, a few small commercial developments, but no large-scale commercial development.

He stated that it takes us back to the request to extend the industrial type uses that are consistent with what the Comp Plan calls for in the area, what precedential rezonings have shown in the past 2 years, for uses that permit industry and light manufacturing. He reviewed a partial list of permitted uses in the M-1 zoning district. He states that this is something that, from an economic development standpoint, is needed in the County. He asks that the board fulfill what the Comp Plan calls for, what the precedential zonings calling for, and what we know the market is asking for. He asked to reserve the remainder of his time for any rebuttal and to answer questions.

Mr. Kruzan asked if there was anyone else who would like to speak in support of the petition. No one else had comments in support. Mr. Kruzan then asked if there was anyone to speak in opposition of the petition.

Christopher Dwayne Nash, 330 Country Lane Road, Fayetteville, GA 30214, is not

exactly in disagreement with the project but has some questions. He asked what type of development it would be, because different types of developments cause more or less noise. He has 2 acres in the woods because he wanted privacy. He thinks that, in addition to the vegetated buffer, the developer should build a sound barrier wall. If it is going to be manufacturing with increased occupational noise, he wants increased protection. If it is warehouse, with trucks coming in and out all night, there is not adequate separation between commercial and residential. We have lived here for 51 years and need to be protected.

David Cann, 125 Plantation Road. His property adjoins the subject property. We need some privacy and quiet from 24-hour warehouse. He thinks the 75-foot buffer is not much and would not help screen bright lights. Would like to know what kind of business would go there.

Juliana Terpstra, 110 Pine Tree Drive, Fayetteville. Not super opposed to the request but has the same concerns as her neighbors. Doesn't want the noise pollution. She also discussed the proposed improvements on Corinth Road, and concerns about the traffic flow at the 90\* turn in Corinth Road. She thinks no decisions should be made until they see what the traffic flow will be after the complete road project. She is also concerned about a cemetery in the area that might be damaged by the development. The cemetery was a slave cemetery associated with Kenwood Plantation, but she does not know the exact location.

Mr. Nash said he knew where the cemetery was, that it was located on the back of his parcel, and most of it had been on the property behind him [*to the east in Clayton County*] and was destroyed by the development of that subdivision [*Overlook at Camp Creek, Clayton County*].

Marlin Williams, 9274 Grady Drive – Overlook at Camp Creek. Has some questions that what is shown in the concept plan is not by anybody's residence. But we don't know what kind of development this is going to be. He is concerned if there will be an entrance on Corinth Road because traffic is a mess.

Ivory Jackson, 838 Chapman Street – Overlook at Camp Creek. He backs up to the woods and had his home built there because of the woods and the peace and quiet. When the construction was done to expand SR 54, it increased traffic into their neighborhood. He is concerned that the development will increase pollution into the subdivision pond that the HOA keeps stocked with fish. He is also concerned it will increase crime.

James Brand, 285 Plantation Road. He is concerned about the noise pollution and diesel smell and lighting from a development. He suggested that the truck parking be directed to the south side of the building, so only car parking is on the north side closest to the neighborhood.

Steven Jones came back to address the questions and concerns. He noted that the



applicant is Brent Holdings, a developer that has been in the county for decades, since the 1980s. In terms of the residents concerns, he appreciates that the residents are not opposed and acknowledge that it makes sense. The developer agrees to flip the design, so truck parking is on the south side of the building. The developer also offers to construct a berm to mitigate the sound concerns. He also heard concerns from the Clayton County residents. He noted those properties have an even larger gap, and that the required stream buffers will provide protection to the stream and lake. He noted that the County's ordinance should address concerns about lighting and noise. This is not a distribution warehouse, but a manufacturing facility. Distribution warehouses need close access to the interstate and would not consider this property. It is intended to be a manufacturing facility that does not need that type of access.

Mr. Kruzan brought the case back to the Planning Commission for discussion.

Planning Commissioner Danny England asked about the 2 rezoning cases that Mr. Jones mentioned. The BOC approved both 1319-22 and 1326-22. Mr. England asked what the Planning Commission recommended on both cases. He recalled that the PC voted to approve 1319-22 but voted to deny 1326-22. Mrs. Bell stated that she would look up this info. Mr. England acknowledged that this area of the county is a tricky area. The Kenwood Industrial Park only abuts a handful of homes, while the 55-acre subject parcel is adjacent to many more residential properties, so it has a much greater impact on residents. Also, he noted from the staff report, that the 1987 rezoning limited commercial uses to the first 300' of the development. If you look at the development pattern along 85, the commercial development tends to follow that pattern. The subject parcel extends much farther back than that and is inconsistent with the existing pattern of development. For the existing constituents, he agrees with their concerns. He also understands Mr. Jones explanation that no commercial development has taken place.

Planning Commissioner Boris Thomas noted that 1326-22 was approved with 9 conditions. He would like to know what the conditions were. He understands that county cannot regulate exactly what is developed, but that the conceptual plan shows over 400 to 450 parking spaces. He thinks this just kills the north end of Fayette County, on 314 and 279. He referred to the traffic around the construction of the QTS data center. He is concerned about the traffic impact.

Debbie Bell read the Planning Commission votes that Mr. England requested. For 1319-22, the PC voted 5-0 to recommend approval. For 1326-22, the vote was 3-1-0 to deny the request for rezoning. Mr. Haren was absent from that meeting.

Planning Commissioner John Culbreth noted that it is difficult when you have residential this close to industrial commercial zonings. One thing he believes that every county has a right to economic development initiatives. He asked Mr. Jones if they have had any meetings with any of the residents surrounding the property.

Mr. Jones said they had not, but they have heard their concerns tonight and have offered the changes mentioned in order to address those concerns. He said they would only have an access point on hwy. 85. The property doesn't feel right for any other type of development. Mr. Culbreth asked what type of manufacturing they would have. Mr. Jones acknowledged that they don't know at this stage. Manufacturers look for already-built sites rather than raw land.

***Danny England made the motion to recommend DENIAL of Petition 1360-24. John Culbreth seconded the motion. The motion carried 4-1. Jim Oliver Opposed.***

6. Consideration of Petition 1361-25, Applicant proposes to rezone 10.03 acres from A-R (Agricultural-Residential) to R-72 (Single-Family Residential) for the purposes of developing residential lots. Property is located in Land Lot 10 of the 5<sup>th</sup> District and fronts on Corner John Street and Inman Road.

Debbie Bell introduced the petition and noted that the request for R-72 is consistent with the County's Future Land Use Map and Comprehensive Plan. Therefore, staff recommends CONDITIONAL APPROVAL of the request to rezone to R-72, subject to the following:

1. 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 Inman Road for the full width of the parcel. Submittal of all warranty deed(s) and legal descriptions for said right-of-way dedication(s) shall be provided to the County within 90 days of the approval of the rezoning request, or prior to the final plat approval, whichever comes first.

Mr. Kruzan asked if the petitioner was here.

Max Fuller said the lots will be about 2.5 acres. They have already submitted the RW dedication documents.

Mr. Kruzan asked if anyone else was present to speak in favor of the petition. There was no one else to speak in favor of the petition. Mr. Kruzan then asked if anyone was present to speak in opposition to the petition. There was no one present to speak in opposition.

Planning Commissioner Jim Oliver asked if Mr. Fuller had any problems with the conditions as recommended by staff. He replied that he did not.

Hearing none, he brought the petition back to the board.

***John Culbreth Sr. made the motion to recommend APPROVAL of Petition 1361-25. Danny England seconded the motion. The motion carried 5-0.***

*Danny England moved to adjourn the March 6, 2025, Planning Commission meeting. Jim Oliver seconded. The motion passed 5-0.*

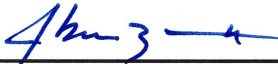
*The meeting adjourned at 8:07 pm.*

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**ATTEST:**

**PLANNING COMMISSION  
OF  
FAYETTE COUNTY**

  
**DEBORAH BELL**  
**DIRECTOR, PLANNING & ZONING**

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**JOHN KRUZAN, CHAIRMAN**