

Meeting Minutes 05/01/2025

THE FAYETTE COUNTY PLANNING COMMISSION met on May 1st, 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 [absent]

NEW BUSINESS

1. Call to Order. *Chairman John Kruzan called the May 1, 2025, meeting to order at 7:02 pm.*
2. Pledge of Allegiance. *Chairman John Kruzan 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 Culbreth, Sr., seconded the motion. The motion carried 5-0.*
4. Consideration of the Minutes of the meeting held on April 3, 2025. *John Culbreth, Sr., made a motion to approve the minutes of the meeting held on April 3, 2025. Danny England seconded the motion. The motion carried 5-0.*
5. Plats

- a. **Minor Subdivision Plat for Dogwood Farms** (fronts on Dogwood Trail).

Ms. Debbie Bell presented the revised Minor Subdivision Plat for Dogwood Farms, located on Dogwood Trail. She stated this will create four parcels and has been reviewed and approved by staff.

Chairman John Kruzan asked if anyone had any questions, hearing none, he asked for a motion.

Jim Oliver made a motion to approve the Minor Subdivision Plat of Dogwood Farms. John Culbreth, Sr., seconded the motion. The motion passed 5-0.

b. Minor Final Plat of The Estate of Adine L. Mask & Webb W. Mask, Jr. (North) fronts on Highway 92.

Ms. Bell confirmed that the Minor Final Plat of The Estate of Adine L. Mask & Webb W. Mask, Jr. (North), a property on Highway 92, which will result in four lots, has been reviewed and approved by staff. She added applicant has provided appropriate supporting documents.

Chairman John Kruzan asked if anyone had any questions, hearing none, he asked for a motion.

John Culbreth Sr. made a motion to approve the Minor Final Plat of The Estate of Adine L. Mask & Webb W. Mask, Jr. (North). Danny England seconded the motion. The motion passed 5-0.

c. Minor Final Plat of The Estate of Adine L. Mask & Webb W. Mask, Jr. (South) fronts on Highway 92.

Ms. Bell confirmed that the Minor Final Plat of The Estate of Adine L. Mask & Webb W. Mask, Jr. (South), also fronts on Highway 92, which will result in three lots, has been reviewed and approved by staff.

Mr. Jim Oliver commented that it will be on the other side of the road.?

Ms. Bell replied, Yes.

Chairman John Kruzan asked if anyone had any questions, hearing none, he asked for a motion.

Danny England made a motion to approve the Minor Final Plat of The Estate of Adine L. Mask & Webb W. Mask, Jr. (South). Jim Oliver seconded the motion. The motion passed 5-0.

PUBLIC HEARING

6. **Consideration of Petition 1363-25**, Applicant proposes to rezone 2.79 acres from R-40 (Single-Family Residential) to R-70 (Single-Family Residential). Property is located in Land Lots 77 of the 7th District and fronts Sandy Creek Road.

Ms. Bell explained that the applicants are requesting to rezone the property from R-40 to R-70 for the purpose of combining with their existing property. A portion of Parcel #0723 028 will be combined with Parcel # 0723017. The lot is a legal lot of record, and by selling this amount of acreage, the property will meet all the

requirements of the R-40 zoning district. Staff recommended conditional approval.

Chairman John Kruzan asked if the applicant was present.

Mr. Damon Free spoke in favor and stated that twenty years ago, they had acquired five acres from Mr. Diaz, and now they are purchasing 2.97 more acres for their single-family property.

Chairman John Kruzan asked if anyone else was in support of the petition, hearing none, he asked if anyone was in opposition. Hearing none, the Chairman brought the item back to the board for questions or to make a motion.

John Culbreth Sr. made the motion to recommend CONDITIONAL APPROVAL of Petition 1363-25. Danny England seconded the motion. The motion carried 5-0.

CONDITIONS:

- 1. Within 90 days of approval of the rezoning, the rezoned portion of Parcel # 0723 028 shall be combined into a single parcel with Parcel # 0723 017 with an approved recorded plat.***


John Culbreth Sr. moved to adjourn the May 1, 2025, Planning Commission meeting. Danny England seconded. The motion passed 5-0.

The meeting adjourned at 7:18 pm

ATTEST:

PLANNING COMMISSION
OF
FAYETTE COUNTY


DEBORAH BELL
DIRECTOR, PLANNING & ZONING


JOHN KRUZAN, CHAIRMAN