

Meeting Minutes 09/04/2025

THE FAYETTE COUNTY PLANNING COMMISSION met on September 4th, 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

NEW BUSINESS

1. Call to Order. *Chairman John Kruzan called the August 7, 2025, meeting to order at 7:00 pm.*
2. Pledge of Allegiance. *Chairman John Kruzan offered the invocation and led the audience in the Pledge of Allegiance. Board Member John H. Culbreth, Sr., and Deborah Bell, Zoning Administrator, were absent.*
3. Approval of Agenda. *Danny England made a motion to approve the agenda. Jim Oliver seconded the motion. The motion carried 4-0.*
4. Consideration of the Minutes of the meeting held on August 7, 2025. *Jim Oliver made a motion to approve the minutes of the meeting held on August 7, 2025. Danny England seconded the motion. The motion carried 4-0.*
5. Plats

Ms. Deborah Sims confirmed the plat was reviewed and approved by staff.

- a. Minor Plat of Anthony Park. *Jim Oliver made a motion to approve the Minor Plat for Anthony Park. Danny England seconded the motion. The motion passed 4-0.*

PUBLIC HEARING

6. Consideration of Amendments to Chapter 110. Zoning Ordinance, regarding Article VII.- Zoning Board of Appeals. – Sec. 110-242. – Powers and Duties.

Ms. Sims stated the proposed text amendment to Section 110-242, concerning the Powers and Duties of the zoning board of appeals, aims to revise criteria for granting variances. Specifically, it addresses variances for unimproved nonconforming lots and provides clarifications for variances applicable to improved illegal lots. A key modification introduced by the ordinance enacted last December involves a reduction in the minimum acreage requirement for properties with a well, lowering it from one and a half acres to one acre. This change means that a property owner with an acre of land may now be eligible for variance, irrespective of whether their property has a well.

Commissioner Jim Oliver asked, “Is this to clean up all those nonconforming lots.?”

Ms. Sims responded that it is cleaning those up, and the Board of Commissioners stated we needed it to find a way not to penalize so many people.

Commissioner Jim Oliver asked, but what if still a nonconforming lot below an acre?

Ms. Sims responded that if it’s below an acre, you will not be able to; only if you have more than an acre but less than an acre and a half, you can still apply to build on your lot and get a variance, whether you put a well or run county water.

Commissioner Jim Oliver commented that this will fix some 70% of the problems the county has.

Ms. Sims explained that if you bring it into alignment with Environmental Management requirements, you must have at least one acre, and if you have bad soil, you will not be allowed.

Chairman John Kruzan asked if the board did not have any more questions to entertain a motion.

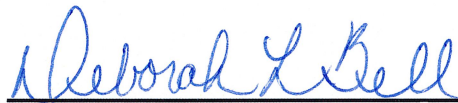
Jim Oliver made the motion to recommend APPROVAL of Consideration of Amendments to Chapter 110. Zoning Ordinance, regarding Article VII.- Zoning Board of Appeals. – Sec. 110-242. – Powers and Duties. Danny England seconded the motion. The motion carried 4-0.

*Jim Oliver moved to adjourn the September 4, 2025, Planning Commission meeting.
Danny England seconded. The motion passed 4-0.*

The meeting adjourned at 7:07 pm

ATTEST:

**PLANNING COMMISSION
OF
FAYETTE COUNTY**


DEBORAH BELL
DIRECTOR, PLANNING & ZONING


JOHN KRUZAN, CHAIRMAN