

Meeting Minutes 11/06/2025

THE FAYETTE COUNTY PLANNING COMMISSION met on November 6th, 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 November 6, 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.*
3. Approval of Agenda. *Ms. Deborah Sims amended the agenda to include under item 5 plats, letter g. Minor Final Plat of 183 Busbin Road, and to vote to table the Public Hearings due to advertisement errors. Jim Oliver made a motion to approve the amended agenda as presented. John H. Culbreth, Sr., seconded the motion. The motion carried 5-0. Deborah Bell, Planning and Zoning Director, was absent.*
4. Consideration of the Minutes of the meeting held on October 2, 2025. *Danny England made a motion to approve the minutes of the meeting held on October 2, 2025. John H. Culbreth seconded the motion. The motion carried 5-0.*
5. Plats

Ms. Deborah Sims confirmed the plats were reviewed and approved by staff.

- a. Major Final Plat of Huntcliff Manor II.

Ms. Sims stated the plat consisting of fifty-three (53) lots with a total of 114.67 acres, zoned PUD-PRD, located in Land Lot(s) 28 and 29 of the 7th District and

fronts on Davis Road.

Jim Oliver made a motion to approve the Major Final Plat of Huntcliff Manor II. John Culbret, Sr., seconded the motion. The motion passed 5-0.

b. Minor Final Plat of Hanner Farm's – North.

Ms. Sims explained that it consists of eight (8) lots with a total of 124.509 acres, zoned A-R, located in Land Lot(s) 4, 5, 28, and 29 of the 4th District and fronts on Mask Road.

Jim Oliver made a motion to approve the Minor Final Plat of Hanner's Farm – North. Danny England seconded the motion. The motion passed unanimously.

c. Minor Final Plat of Hanner's Farm – South.

Ms. Sims explained the plat consists of eight (8) lots with a total of 52.684 acres, zoned A-R, located in Land Lot(s) 4 of the 4th District and fronts on Mask Road.

Jim Oliver made a motion to approve the Minor Final Plat of Hanner's Farm – South. John Culbret, Sr., seconded the motion. The motion passed unanimously.

d. Major Final Plat of Windsor Court.

Ms. Sims added this plat consisting of forty-two (42) lots with a total of 82.05 acres, zoned R-40, located in Land Lot(s) 120 of the 5th District and fronts on Callaway Road.

Jim Oliver made a motion to approve the Major Final Plat of Windsor Court. John Culbret, Sr., seconded the motion. The motion passed 5-0.

e. Minor Final Plat of Rose Brown Mask Estate.

Ms. Sims said this plat will create four (4) lots with a total of 40.538 acres, zoned A-R, located in Land Lot(s) 6 of the 5th District and fronts on Harp Road and McBride Road.

Jim Oliver made a motion to approve the Minor Final Plat of Rose Brown Mask Estate. John Culbret, Sr., seconded the motion. The motion passed unanimously.

f. Minor Final Plat of William Mercer Massengale Estate.

Ms. Sims stated the plat will create five (5) lots with a total of 81.612 acres, zoned A-R, located in Land Lot(s) 157 of the 4th District and fronts on Rising Star Road.

Mr. Jim Oliver asked if the barn issue was addressed from the last meeting on

October 2, 2025?

Ms. Sims responded yes, since they were subdividing the property, it lost the nonconforming status, and the Zoning Board of Appeals allowed it to be kept in place.

Mr. Jim Oliver made a motion to approve the Minor Final Plat of William Mercer Massengale. John Culbret, Sr., seconded the motion. The motion passed 5-0.

- g.** Minor Final Plat of 183 Busbin Road.

Ms. Sims added that this plat will consist of three (3) lots with a total of 21.825 acres, zoned A-R, located in Land Lot(s) 227 of the 4^h District and fronts on Busbin Road.

Jim Oliver made a motion to approve the Minor Final Plat of 183 Busbin Road. John Culbret, Sr., seconded the motion. The motion passed 5-0.

PUBLIC HEARING

Due to an error in the public notice for the November 6th, 2025, meeting, the following cases have been rescheduled for the Planning Commission meeting on Thursday, December 4th, 2025, and for the Board of Commissioners on Thursday, January 22nd, 2026:

Ms. Sims notified the board that it will need to vote to table each Public Hearing due to advertisement errors for the dates established above.

1. Consideration of Amendments to Chapter 110. Zoning Ordinance, regarding Article VII.- Zoning Board of Appeals. Sec.110-241.- Public Hearing. ***Danny England made a motion to TABLE the Consideration of Amendments to Chapter 110. Zoning Ordinance, regarding Article VII.- Zoning Board of Appeals. Sec 110-241.- Public Hearing to the Planning Commission meeting for Thursday, December 4th, 2025, and for the Board of Commissioners on Thursday, January 22nd, 2026. John Culbreth, Sr., seconded the motion. The motion passed 5-0.***
2. 1368-25 – 183 Sun Road. ***Danny England made a motion to TABLE Petition 1368-25 to the Planning Commission meeting for Thursday, December 4th, 2025, and for the Board of Commissioners on Thursday, January 22nd, 2026. John Culbreth, Sr., seconded the motion. The motion passed 5-0.***
3. 1369-25-A-B – 229 Fletcher Ford Road.

1369-25-A: Danny England made a motion to TABLE Petition 1369-25-A (229 Fletcher

Ford Rd) for Thursday, December 4th, 2025, and for the Board of Commissioners on Thursday, January 22nd, 2026. John Culbreth, Sr., seconded the motion. The motion passed 5-0.

1369-25-B: Danny England made a motion to TABLE Petition 1369-25-B (229 Fletcher Ford Rd) for Thursday, December 4th, 2025, and for the Board of Commissioners on Thursday, January 22nd, 2026. John Culbreth, Sr., seconded the motion. The motion passed 5-0.

4. *1370-25 – 366 Antioch Road. Danny England made a motion to TABLE Petition 1370-25 (366 Antioch Road) for Thursday, December 4th, 2025, and for the Board of Commissioners on Thursday, January 22nd, 2026. John Culbreth, Sr., seconded the motion. The motion passed 5-0.*
5. *1371-25 – Highway 138. Danny England made a motion to TABLE Petition 1371-25 (Highway 138) for Thursday, December 4th, 2025, and for the Board of Commissioners on Thursday, January 22nd, 2026. John Culbreth, Sr., seconded the motion. The motion passed 5-0.*
6. *1372-25-A-B – 1246 Highway 314.*

1372-25-A: Danny England made a motion to TABLE Petition 1372-25-A (1246 Highway 314) for Thursday, December 4th, 2025, and for the Board of Commissioners on Thursday, January 22nd, 2026. John Culbreth, Sr., seconded the motion. The motion passed 5-0.

1372-25-B: Danny England made a motion to TABLE Petition 1372-25-B (1246 Highway 314) for Thursday, December 4th, 2025, and for the Board of Commissioners on Thursday, January 22nd, 2026. John Culbreth, Sr., seconded the motion. The motion passed 5-0.

7. *1373-25 – 211 Harp Road. Danny England made a motion to TABLE Petition 1372-25-A (211 Harp Road) for Thursday, December 4th, 2025, and for the Board of Commissioners on Thursday, January 22nd, 2026. John Culbreth, Sr., seconded the motion. The motion passed 5-0.*

Jim Oliver moved to adjourn the November 6, 2025, Planning Commission meeting. John Culbreth Sr. seconded. The motion passed 5-0.


The meeting adjourned at 7:12 pm

ATTEST:

**PLANNING COMMISSION
OF
FAYETTE COUNTY**



JOHN KRUZAN, CHAIRMAN
Danny England, Vice- Chairman



DEBORAH BELL
DIRECTOR, PLANNING & ZONING
Maria Binns
Zoning Secretary