

BOARD MEMBERS

Danny England, Chairman
Boris Thomas, Vice-Chairman
John Kruzan
Jim Oliver
Virgil Hooper

STAFF

Deborah L. Bell, Planning and Zoning Director
Deborah Sims, Zoning Administrator
Maria Binns, Planning and Zoning Coordinator
E. Allison Ivey Cox, County Attorney

**AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
August 6, 2026
7:00 pm**

***Please turn off or mute all electronic devices during the
Planning Commission Meetings**

NEW BUSINESS

1. Call to Order.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Consideration of the Minutes of the meeting held on July 16, 2026
5. Plats
 - a. Minor Final Plat of The Estate of Lee R. and Omie C. Bailey, Lots 2, 2A, 3 & 4.

PUBLIC HEARING

NONE

NEW BUSINESS

Discussion of 2027 Update for Fayette County Future Comprehensive Plan 2017 - 2040.

Meeting Minutes 7/16/2026

THE FAYETTE COUNTY PLANNING COMMISSION met on July 16th, 2026, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Danny England, Chairman
Boris Thomas, Vice-Chairman
John Kruzan
Jim Oliver
Virgil Hooper

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

1. Call to Order. *Chairman Danny England called the July 16, 2026, meeting to order at 7:00 pm.*
2. Pledge of Allegiance. *Chairman Danny England offered the invocation and led the audience in the Pledge of Allegiance.*

Approval of Agenda. No changes were proposed to the agenda. *Jim Oliver made a motion to approve the agenda as presented. John Kruzan seconded the motion. The motion carried 5-0. Allison Cox, County Attorney, was absent.*

3. Consideration of the Minutes of the meeting held on July 16th, 2026. *Jim Oliver made a motion to approve the minutes of the meeting held on June 4, 2026. John Kruzan seconded the motion. The motion carried 5-0.*
4. Plats.

- a. **Minor Final Plat of Rose Brown Mask Estate North.** Ms. Debbie Bell presented the Minor Final Plat, noting it had been reviewed and recommended for approval.

The petitioner was present and had no additional comments.

No questions or concerns were raised by the Board.

John Kruzan made a motion to approve the Minor Final Plat of Rose Brown Mask Estate North. Jim Oliver seconded the motion. The motion carried 5-0.

- b. **Minor Final Plat of Jerome Allen Estate.** Ms. Bell presented the Minor Final

Plat for Jerome Allen Estate, noting it had been reviewed and recommended for approval.

The petitioner was present and had no additional comments.

No questions or concerns were raised by the Board.

Virgil Hooper made a motion to approve the Minor Final Plat of Jerome Allen Estate. John Kruzan seconded the motion. The motion carried 5-0.

- c. **Revised Minor Final Plat of Lot 48 of Coventry Estates: Ted V. Ehrhart.** Staff presented the Minor Final Plat for Ted V. Ehrhart; it was reviewed and recommended for approval.

The petitioner was present and had no additional comments.

No discussion followed.

Jim Oliver made a motion to approve the Minor Final Plat of Lot 48 of Coventry Estates: Ted V. Ehrhart. John Kruzan seconded the motion. The motion carried 5-0

PUBLIC HEARING

NONE - There were no public hearing items.

NEW BUSINESS

Discussion of 2027 Update for Fayette County Future Comprehensive Plan 2017 – 2040.

Staff provided an update on the County's Comprehensive Plan process, including required DCA updates, coordination with the City of Fayetteville, stakeholder engagement efforts, and updates to the Future Land Use Map. Commissioner Jim Oliver was appointed as the Planning Commission representative on the Steering Committee. The update is anticipated for completion by May 2027.

No further business was addressed; a motion was made to adjourn.

Jim Oliver moved to adjourn the July 16, 2026, Planning Commission meeting. John Kruzan seconded. The motion passed 5-0.

The meeting adjourned at 7:16 pm.

ATTEST:

**PLANNING COMMISSION
OF
FAYETTE COUNTY**

DANNY ENGLAND, CHAIRMAN

MARIA BINNS, PC SECRETARY

GENERAL NOTES

1. OWNERS:
DENNIS JAMES AND KAREN SUE PARMAN
167 HWY 85 CONN
BROOKS, GA 30205
678-595-5112
- TIMOTHY BRANDON & MICKEL ERIN AKINS
171 HWY 85 CONN
BROOKS, GA 30205
404-786-6060

2. SURVEYOR:
S. A. GASKINS & ASSOCIATES, LLC.
P.O. BOX 303
BROOKS, GA 30205
678-571-3054
rdgaskins79@gmail.com

3. TOTAL ACREAGE: 58.358 ACRES
4. LOTS- ZONED A-R
(Rezoning Petition 1275-18 approved by the BOC on June 28, 2018)

MINIMUM DIMENSIONAL REQUIREMENTS FOR A-R ZONING DISTRICT

LOT AREA: 5 ACRES
LOT WIDTH: 250 FT
FLOOR AREA: 1,200 SQ FT

FRONT YARD SETBACK:
MAJOR THOROUGHFARE
ARTERIAL: 100 FEET
COLLECTOR: 100 FEET
MINOR THOROUGHFARE: 75 FEET

REAR YARD SETBACK: 75 FT
SIDE YARD SETBACK: 50 FT

4. SEWER TO BE AN ON-SITE SEWAGE DISPOSAL SYSTEM.
5. WATER TO BE PROVIDED BY FAYETTE COUNTY WATER SYSTEM.
6. FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE, OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN OR THE LACK OF ONE INDICATED ON THIS PLAT.
7. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.
8. THERE ARE RECORDED EASEMENTS FOUND ASSOCIATED WITH THIS PROPERTY, (D.B. 1025, PG. 135-136 & D.B. 33, PG. 217-218)
9. THERE IS NO GROUNDWATER RECHARGE AREA ON THIS PROPERTY.
10. 1/2" REINFORCING RODS SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.
11. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13113C0134E, DATED SEPTEMBER 26, 2008 MAP, A PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA. THE 2013 DECEMBER FAYETTE COUNTY LIMITED FLOOD STUDY 100YR ELEVATIONS AND CROSS SECTIONS ARE SHOWN AS THE BEST AVAILABLE DATA.
12. EACH RESIDENTIAL LOT HAS A CONTIGUOUS AREA OF AT LEAST 0.6 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.
13. THERE IS NO VISIBLE CEMETERY OR BURIAL GROUNDS ON THIS PROPERTY.
14. THERE ARE STATE WATERS ON THIS PROPERTY.
15. THERE ARE WETLANDS LOCATED ON THIS PROPERTY ALONG WHITEWATER CREEK AS SHOWN ON THE FAYETTE COUNTY GIS MAPS. WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.

SHEET INDEX

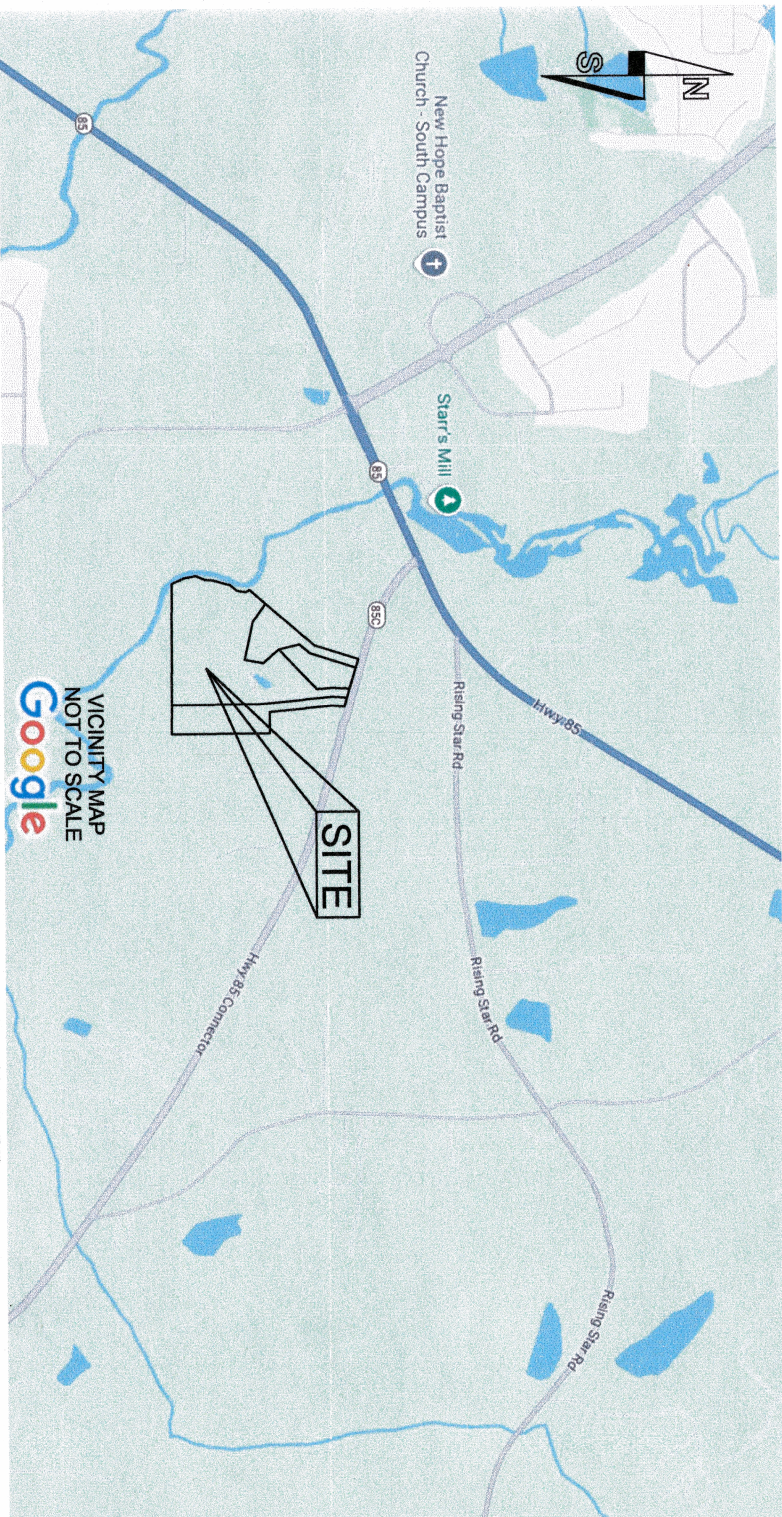
SHEET No.	DESCRIPTION
1	COVER
2	FINAL PLAT

Job No. 18-078

Drawn By: R.D.G.	Reviewed By: R.M.B.
Issue Date: 02/03/25	
F.W.P.D.: 11/18/24	
Revisions	Date
County Comments: 05/15/25	
County Comments: 05/04/26	
County Comments: 05/29/26	

MINOR FINAL PLAT

OF
LOTS 2, 2A, 3 & 4 OF
THE ESTATE OF LEE R. AND OMIE C. BAILEY
PB 51 PG 65-67
PB 100 PG494-496



OWNERS CERTIFICATION

WE, THE UNDERSIGNED OWNERS AND/OR MORTGAGEES OF LOTS 2, 2A, 3 & 4 OF THE ESTATE OF LEE R. AND OMIE C. BAILEY HEREBY OFFER TO DEDICATE, DEED AND/OR RESERVE FOR PUBLIC USE THE RIGHTS-OF-WAY, EASEMENTS AND OTHER GROUND SHOWN ON THIS PLAT. ALL PROPERTY CONTAINED WITHIN THE REQUIRED RIGHT-OF-WAY OF ALL EXISTING STREETS ADJACENT TO THE SUBDIVISION AS INDICATED HEREON, SHALL BE DEDICATED AND CONVEYED AT NO COST TO FAYETTE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, UPON RECORRATION OF SAID FINAL PLAT WITH THE FAYETTE COUNTY CLERK OF SUPERIOR COURT

OWNER Dennis James Parman DATE 07-16-26
OWNER Karen Sue Parman DATE 07-16-26
OWNER Timothy Brandon Akins DATE 07-16-26
OWNER Mickel Erin Akins DATE 07-16-26

WE, THE UNDERSIGNED, CERTIFY THAT AS THE LEGAL OWNERS OF THE SUBJECT PROPERTIES, WE HEREBY AUTHORIZE THE SUBMITTAL OF THIS FINAL PLAT FOR THE SUBDIVISION OF OUR PROPERTIES.

OWNER Dennis James Parman DATE 07-16-26
OWNER Karen Sue Parman DATE 07-16-26
OWNER Timothy Brandon Akins DATE 07-16-26
OWNER Mickel Erin Akins DATE 07-16-26

FINAL PLAT APPROVAL CERTIFICATION

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

DATE 7/24/26 SIGNED Dennis James
ENVIRONMENTAL HEALTH
SPECIALIST/DESIGNEE

APPROVED BY FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT

DATE 7/24/26 SIGNED [Signature]
ENVIRONMENTAL MANAGEMENT DIRECTOR/
DESIGNEE

APPROVED BY FAYETTE COUNTY ENGINEER

DATE 7/21/26 SIGNED [Signature]
COUNTY ENGINEER/DESIGNEE

APPROVED BY THE FAYETTE COUNTY PLANNING COMMISSION

DATE _____ SIGNED _____
SECRETARY/DESIGNEE

APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR.

DATE 7/27/26 SIGNED Dubonah W. S. Akins
ZONING ADMINISTRATOR/DESIGNEE

APPROVED BY FAYETTE COUNTY FIRE MARSHAL.

DATE 7/17/2026 SIGNED [Signature]
FIRE MARSHAL/DESIGNEE

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67 THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL-COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

FINAL SURVEYORS CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS 'FUTURE' AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE GEORGIA PLAT ACT (O.C.G.A. SECTION 15-6-67).

BY: [Signature]
S. A. GASKINS, Sr., GEORGIA REGISTERED LAND SURVEYOR NO. 1620

DATE: 02/03/25

Prepared For:

DENNIS JAMES &
KAREN SUE PARMAN
TIMOTHY BRANDON &
MICKEL ERIN AKINS

Property Location

Land Lot 129 Of The 4th Land District
Fayette County, Georgia

S. A. GASKINS &
ASSOCIATES, LLC

surveyors planners development consultants
P.O. BOX 321 BROOKS, GA 30205
678-571-3054
rdgaskins79@gmail.com

MINOR FINAL PLAT
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PB 100 PG 494-496

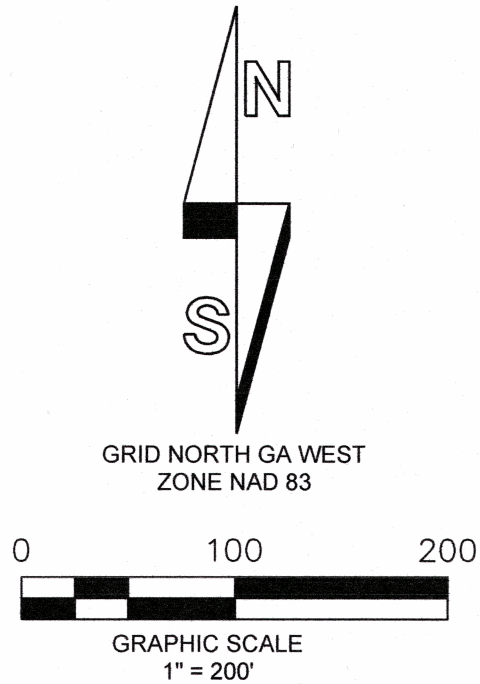
CLOSURE STATEMENT
THE FIELD DATA UPON WHICH THIS PLAT IS
BASED, HAS A CLOSURE PRECISION OF ONE
FOOT IN 42,167 FEET AND AN ANGULAR ERROR
OF 00° 00' 02" PER ANGLE POINT AND HAS BEEN
ADJUSTED USING THE COMPASS RULE
METHOD.

THIS PLAT HAS BEEN CALCULATED FOR
CLOSURE AND IS FOUND TO BE ACCURATE
WITHIN ONE FOOT IN 100,000+ FEET.

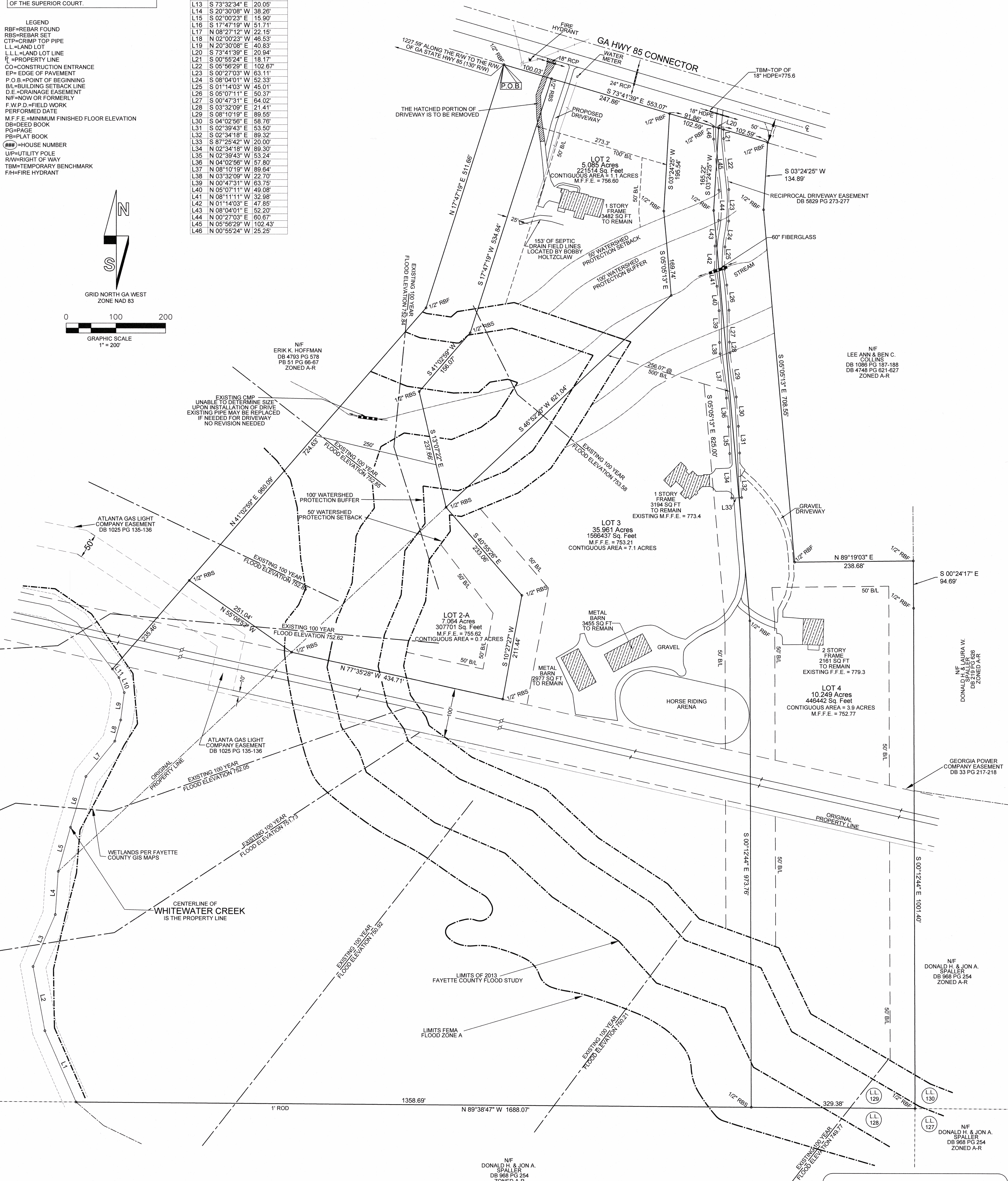
ANGULAR & LINEAR MEASUREMENTS WERE
OBTAINED USING A LIECA 403 TCR TOTAL
STATION

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

LEGEND
RBF=REBAR FOUND
RBS=REBAR SET
CTP=CRIMP TOP PIPE
L.L.=LAND LOT
L.L.L.=LAND LOT LINE
P.O.B.=POINT OF BEGINNING
CO=CONSTRUCTION ENTRANCE
EP=EDGE OF PAVEMENT
P.O.B.=POINT OF BEGINNING
BL=BUILDING SETBACK LINE
D.E.=DRAINAGE EASEMENT
N/F=NOW OR FORMERLY
F.W.P.D.=FIELD WORK
PERFORMED DATE
M.F.F.E.=MINIMUM FINISHED FLOOR ELEVATION
DB=DEED BOOK
PG=PAGE
PB=PLAT BOOK
###=HOUSE NUMBER
U/P=UTILITY POLE
R/W=RIGHT OF WAY
TBM=TEMPORARY BENCHMARK
F/H=FIRE HYDRANT



LINE	BEARING	DISTANCE
L1	N 23°45'02" W	155.84'
L2	N 10°32'03" W	130.70'
L3	N 23°15'15" E	113.42'
L4	N 03°45'04" E	86.55'
L5	N 15°26'58" E	91.83'
L6	N 16°57'12" E	106.27'
L7	N 39°14'58" E	91.66'
L8	N 15°41'09" E	43.84'
L9	N 07°32'28" E	55.24'
L10	N 19°16'57" W	32.16'
L11	N 37°36'20" W	21.58'
L12	S 73°41'39" E	76.41'
L13	S 73°32'34" E	20.05'
L14	S 20°30'08" W	38.26'
L15	S 02°00'23" E	15.90'
L16	S 17°47'19" W	51.71'
L17	N 08°27'12" W	22.15'
L18	N 02°00'23" W	46.53'
L19	N 20°30'08" E	40.83'
L20	S 73°41'39" E	20.94'
L21	S 00°55'24" E	18.17'
L22	S 05°56'29" E	102.67'
L23	S 00°27'03" W	63.11'
L24	S 08°04'01" W	52.33'
L25	S 01°14'03" W	45.01'
L26	S 05°07'11" E	50.37'
L27	S 00°47'31" E	64.02'
L28	S 03°32'09" E	21.41'
L29	S 08°10'19" E	89.55'
L30	S 04°02'56" E	58.76'
L31	S 02°39'43" E	53.50'
L32	S 02°34'18" E	89.32'
L33	S 87°25'42" W	20.00'
L34	N 02°34'18" W	89.30'
L35	N 02°39'43" W	53.24'
L36	N 04°02'56" W	57.80'
L37	N 08°10'19" W	89.64'
L38	N 03°32'09" W	22.70'
L39	N 00°47'31" W	63.75'
L40	N 05°07'11" W	49.08'
L41	N 08°11'11" W	32.98'
L42	N 01°14'03" E	47.85'
L43	N 08°04'01" E	52.20'
L44	N 00°27'03" E	80.67'
L45	N 05°56'29" W	102.43'
L46	N 00°55'24" W	25.25'



S.A. GASKINS &
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surveyors planners development consultants
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