

THE FAYETTE COUNTY PLANNING COMMISSION met on April 2, 2015 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Jim Graw, Chairman
Brian Haren, Vice-Chairman
Al Gilbert

MEMBERS ABSENT: Arnold L. Martin
Bob Simons

STAFF PRESENT: Dennis Dutton, Zoning Administrator

Welcome and Call to Order:

Chairman Graw called the Planning Commission Meeting to order. Chairman Graw introduced the Commission Members and Staff.

1. Consideration of the Minutes of the Meeting held on February 19, 2015

Chairman Graw said since the agenda has a typographical error and the minutes to be considered are actually the minutes for March 5, 2015 we really can't vote on them tonight.

Al Gilbert made a motion to table the minutes to the April 16, 2015 Planning Commission meeting. Brian Haren seconded the motion. The motion passed 3-0. Bob Simmons and Arnold L. Martin were absent.

2. Consideration of a Final Plat for Stillbrook Estates Phase II. The property will consist of 47 residential lots zoned R-40 and is located in Land Lots 217, 218, 231 and 232 of the 13th District.

Chairman Graw stated to the applicant that there are only three (3) Planning Commissioners present tonight and the applicant has the option to request to be tabled to the next meeting.

Dan Greene said he would move ahead with the application tonight. He stated a comment was made concerning an access easement between lots 87 and 88 to access open space three (3) and the surveyor has made that correction to sheet seven (7).

Chairman Graw said there is also open space on lots 2, 4, 5, and 6.

Dan Greene said open space 2 is a detention area, open space 4 has a temporary settlement basin and will be used for storm water facilities, and open spaces 5 and 6 also contain temporary settlement basins. He said that are not parks.

Chairman Graw asked where the access for open space 4 is located.

Dan Greene said there are drainage easements between lots 97 and 98 and between lots 95 and 96 and the Counties definition of a drainage easement says it can be used as an access.

Chairman Graw asked if the drainage easement would allow access by a vehicle.

Dan Greene said they would allow vehicular access.

Chairman Graw said open space 6 has access between lots 60 and 61.

Dan Greene said that is correct.

Al Gilbert made a motion to approve the Final Plat for Stillbrook Estates Phase II. Brian Haren seconded the motion. The motion passed 3-0. Bob Simmons and Arnold L. Martin were absent.

PUBLIC HEARING

3. **Consideration of Petition No. 1244-15, ALH DGT Investments, LLC, Owner, and Robert Rolader, Agent, request to rezone 77.45 acres from A- R to C-S to develop a Single-Family Residential Conservation Subdivision. This property is located in Land Lots 223 & 224 of the 4th District and fronts on Bernhard Road.**

Chairman Graw said staff has recommended that this petition be tabled due to a material error on the Yield Plan and he asked Dennis Dutton which meeting this petition will be tabled to.

Dennis Dutton said it should be tabled to the May 7, 2015 meeting.

Al Gilbert said we should explain to those in attendance what we are doing.

Chairman Graw said the Yield Plan did not correctly calculate the required contiguous area for each lot so the developer will have to resubmit the Yield Plan with the correct contiguous area for each lot for staff and Planning Commission approval and that is why it will be tabled until May 7th.

Al Gilbert said these things are usually caught by staff but a Conservation Subdivision is not something we have had a lot of and the Development Plan submitted by the developer is the layout he has to build.

Al Gilbert made a motion to table Petition 1244-15 to the May 7, 2015 Planning Commission meeting. Brian Haren seconded the motion. The motion passed 3-0. Bob Simmons and Arnold L. Martin were absent.

Al Gilbert made a motion to adjourn the meeting. Chairman Graw said the meeting was adjourned at 7:30 pm.

PLANNING COMMISSION
OF
FAYETTE COUNTY


JIM GRAW, CHAIRMAN

ATTEST:

