

THE FAYETTE COUNTY PLANNING COMMISSION met on May 19, 2016 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Jim Graw, Chairman
Al Gilbert
Brian Haren

MEMBERS ABSENT: Arnold L. Martin, III, Vice-Chairman
John H. Culbreth Sr.

STAFF PRESENT: Dennis Dutton, Zoning Administrator
Chanelle Blaine, Planning and Zoning Coordinator
Patrick Stough, County Attorney
Phil Mallon, County Engineer

Welcome and Call to Order:

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

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1. Consideration of the Minutes of the Meeting held on May 5, 2016.

Al Gilbert made a motion to approve the minutes. Brian Haren seconded the motion. The motion passed 3-0. Arnold Martin and John Culbreth were absent from the meeting.

2. Consideration of a Preliminary Plat for Longboat Subdivision Phase - 2. The property is located in Land Lot 70 of the 7th District.

Chairman Graw stated that the developer is going to access the development off of an existing road in a subdivision. He said that the developer has an agreement with the Home Owners Association to access off of Dock Street. He asked if there was something in the regulations that states the developer has to maintain (no dirt or mud) on those roads.

Phil Mallon replied yes.

Al Gilbert asked about a condition.

Dennis Dutton said in review of this preliminary plat a last minute discovery was of the specimen tree. He read the Environmental Management added condition:

The known specimen trees on the property currently not identified on the preliminary plat will be identified on the construction drawings and meet all provisions in Chapter 104 Development Regulations Article VI Tree Retention, Protection and Replacement.

Chairman Graw asked if you wanted to make that a part of the plat.

Dennis Dutton replied yes.

Brian Haren asked if there was only one (1) tree.

Dennis Dutton replied "specimen trees" plural.

Chairman Graw asked if there were any questions.

Al Gilbert made a motion to approve the preliminary plat with conditions. Brian Haren seconded the motion. The motion passed 3-0. Arnold Martin and John Culbreth were absent from the meeting.

3. Discussion of the Planned Unit Development-Planned Residential Development consisting of 212.1 acres located in Land lots 5, 28, 29 & 30 of the 7th District fronting on Ebenezer Church Road and Davis Road concerning the Traffic Study, Contiguous Area requirements, minimum lot width, and 100 foot buffer.

Chairman Graw asked Phil Mallon, County Engineer to discuss the traffic study.

Phil Mallon stated that he thinks the developer did a fantastic job on the traffic study. He said they talked about doing a concept level traffic study at the last meeting but they came in with a full traffic study. He added that what you look for in these studies is to try and establish what is base line conditions (meaning what's out there today), key intersections surrounding the development, establish what were your existing conditions, and then they do a model run with the development being built and they also account for future growth to accommodate development on the surrounding area. He stated that they did that here, and what our current regulations say is if you see a letter drop of two (2) degrees (i.e. from B to D) or if its either existing or moves into unacceptable range or undesired range (i.e. E or F) then you need to look at some mitigation (meaning upgrades or adding turn lanes). He said that in this case all of the intersections were either at A or B existing and they stayed at that level. He added that in his eyes it is showing that there is no negative ride associated with the development at all. He stated that one item that they discussed at the last meeting was the trip distribution, and he thought it was very reasonable. He said they have 35% of the traffic going to or coming from Ebenezer Road toward Peachtree City, 30 % heading south going toward Spear Road, 20% going up Lester Road, and only 15% going up Ebenezer Church toward Redwine. He added the part that seemed odd was that they assumed over 50% would end up using Davis Road. He stated that he talked to the engineer about it being a gravel road, and the engineer's opinion was that it provided a shorter drive for the homes located close to Davis. He said that each one of us may have different feelings on using a gravel road; it may depend on how much your car is and whether or not you want to keep it clean. He ended by saying that the developer did a fine job and showed no need for mitigation/improvements.

Chairman Graw asked if we should be concerned with the number 962 trips for the development

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in 24 hours. He said that it seemed like an awful lot of trips. He stated that a trip is going into or leaving the subdivision.

Phil Mallon said 962 can seem like a high number off hand but you have to one (1) divide that by four (4) different directions and so now you're somewhere between 200 and 250. He said that you have to spread that out by 12 hours.

Chairman Graw said that the light traffic is going to be between the hours of 11pm and 6 am. He added that you will have roughly 18 hours of traffic.

Phil Mallon replied that it really comes down to a handful of cars, and I'm really approximating the math here that's five to twelve cars an hour. He stated instead of focusing on the 24 hour total they calculate what they say is the peak hour. He said the peak hour is what you see on page 11 figure four (4). He stated that figure four (4) showed the number 13 in a parenthesis; which represents (the peak hours in the morning) the number of new cars coming off of Davis Road onto Ebenezer Road. He said the number eight outside of the parenthesis represents the number of movements in the peak afternoon hour. He added that the ones coming back home are higher in the afternoon and the ones heading out are higher in the morning. He said what helps is that the volume on the roads are so low to begin with, and adding these numbers in can easily be accommodated at that stop and go intersection.

Chairman Graw asked Phil Mallon if he was saying that there is no real concern with the number of trips for the size of this subdivision.

Phil Mallon replied yes, it's a standard equation it's about 10 trips per lot. He added that any subdivision in the County that calculates the number of trips is identical. He stated that this is a big development, but it is not huge. He said that as a community we do need to think harder about impacts over time. He added that we will need to combine this with the Canoe Club Waterlace development plus the additional land in that area it's going to be a different traffic situation 20 years from now. He ended saying this subdivision is no different than the subdivision we have done for the past 10 years.

Chairman Graw asked if he knew the percentage of the number of trips that will be using Ebenezer Church Road.

Phil Mallon replied about 47 percent according to this engineers estimate. He added that he thinks it would be a little higher.

Chairman Graw stated that his guess is that when Davis Road is paved it will probably be utilize more but until that time it will probably be utilize less.

Brian Haren stated that the traffic study dealt with the estimated number of trips. He asked Phil Mallon to guesstimate what the additional traffic is going to do to the surface of Davis Road. He added that obviously it's going to increase maintenance cost.

Phil Mallon replied that the volume of traffic even with this is so small compared to our other roads.

Brian Haren asked even gravel surfaced roads.

Phil Mallon replied no not gravel roads. He said that if you're talking about Davis, this will have impact overtime and increase the amount of maintenance we put out there. He added that he thinks over time when this is built out and Canoe Club is built out there will be a push to pave that road. He ended saying he doesn't know how the Planning Commission or the Board of Commissioner's feel about it but he thinks that's the cost of doing business in a growing County.

Chairman Graw stated that Pete Frisina was concerned about widening the entrance on Ebenezer.

Al Gilbert said that public safety was the issue.

Phil Mallon stated that was being considered if we didn't get two (2) entrances.

Chairman Graw said that he understood and that was only if Davis Road was closed and only open for emergency. He asked Phil Mallon if he wanted to open Davis Road.

Phil Mallon replied that he thinks we are best served by having an entrance on Davis and Ebenezer Road.

Al Gilbert stated that this was a fairly decent size subdivision. He said that he wouldn't be that concerned with using Davis Road if it was a 25-30 lot subdivision, but a 90 lot subdivision is a lot of lots. He added that it is a lot more potential for problems.

Phil Mallon stated that the impact is not out of line and as the County Engineer he said that maintenance is something the County can handle until they pave it.

Chairman Graw said the next item on the agenda is contiguous area. He added that Pete Frisina is suggesting that the contiguous area be established the same as we have in the zoning ordinance. He stated that one (1) acre no less than two (2) acres would be .3 acres contiguous; two (2) acres but less than three (3) acres would be .9 acres contiguous; three (3) acres plus would be 1.5 acres contiguous.

Randy Boyd said depending on what size the lot is what will apply to the contiguous area that's in the subdivision ordinance to each lot.

Dennis Dutton said the way Pete Frisina figure this out was based on the R-40 and R-50 zoning districts. He stated that the one (1) acre lots are .3 anyway. He added that in the R-70 or R-80 district it's a .9 contiguous area. He stated that when he got to the three (3) acres we used the 1.5 to make the difference because generally in A-R lots its 2.0. He said that we don't have anything conceptual to distinguish what those contiguous areas are going to be.

Donna Black said what if there is a creek in the area all of them can't be contiguous. She added that we don't have that condition anywhere so all the entire lots seems contiguous. She asked why you would have a three (3) acre lot with 1.5 contiguous acres.

Dennis Dutton replied that we need to address those points on there because something may change. He said we're not addressing it because all of the lots are going to be .3 whether it is two (2) acres or five (5) acres.

Donna Black said we have a plan and it has this many lots on it. She stated if we had all one (1) acre lots it would be .3 but by enlarging the lots we may be jeopardizing ourselves because we now have 1.5 acres of contiguous area. She added that she still is not quite sure why the entire lot would not be contiguous if you don't have a creek cutting across there.

Dennis Dutton replied and it probably will, but it's just a safeguard on our part.

Donna Black asked what is the county trying to achieve by that requirement.

Dennis Dutton replied I haven't been made aware of that.

Phil Mallon stated going back seven (7) or eight (8) years people were buying five (5) acre lots and paying a lot of money for it, and they would come in to get a permit for an outbuilding, garage, or pool and find out they couldn't do it. He said that it was due to buffers they weren't aware of when they purchased it. He added that many of the residents were angry because they had five (5) acres but not enough room for a pool. He stated that this was put in to try and guarantee a reasonable amount of land that was contiguous free and clear and that people can do whatever they want on it in terms of permits. He said that was the logic behind it and that's the reason it slides up for bigger lots because they have the room for it.

Dennis Dutton stated that there should be 100 feet buffers on the eastern and western side not on the north and south. He added that Donna Black is concerned about the contiguous area on that.

Donna Black asked if contiguous area normally applies to PUD's.

Al Gilbert said we haven't had a PUD since we started using contiguous area.

Randy Boyd stated that the ordinance for PUD's that's in place now really doesn't address it. He said it read as if you have a minimum one (1) acre lot size; so, as a designer what applies there no matter what size the lot is, it's going to be the .3. He said because we are looking at it from a standpoint of a net yield on the property not really the lot size so if that standard is going to be a part of the ordinance that really needs to be written in there for the future. He added that for this design the one acre lots you think that's the minimum, but these minimum building lines so that would lead the person that is doing the design to say we are going to apply one (1) acre minimums to all of these. He said the contiguous area comes up to me as an engineer as .3.

Phil Mallon said if you're in an R-50 subdivision which is one (1) acre lots and if the developer has some extra room and wants to make these lots three (3) acres we don't change the contiguous area for that.

Dennis Dutton said I think, but Pete Frisina is not here to explain it. He said his concern would be if a person had a lot of land and was then told they only had three (3) acres of contiguous acres to build on. He added that he doesn't think it would happen in this situation but it could happen in another situation and that's something they would have to deal with.

Randy asked what building lines you use, because in the PUD it states the minimum. He said that they don't really follow anything.

Dennis Dutton said that's right they are a part of the development.

Randy Boyd asked if we can continue to use those smaller building lines on three (3) acre lot.

Dennis Dutton replied yes that is already specified as a minimum on that.

Randy Boyd asked about the minimum lot width, and said for a one (1) acre that is 125. He asked if it applies to all of them.

Dennis Dutton replied that all he has is the minimum lot width 125.

Randy Boyd asked if they were going to hold them to a minimum lot size of one (1) acre, show the building lines our rear building line is going to be our buffer lines, and apply the contiguous area for each lot size.

Dennis Dutton stated that this will be a part of the condition of the development.

Brian Haren stated that this is the first time he has heard this argument and doesn't have an opinion one (1) way or the other.

Dennis Dutton stated that we have the concept with the input that you all wanted larger lots, but it is still up to your discretion on whatever concept you want it to be. He said that he agrees with what Donna is saying over here, but this was just a safeguard Pete Frisina wanted in there. He added that he doesn't think there is going to be an issue, but I do see where Donna has some concerns on this as well.

Al Gilbert asked when they were going to submit a zoning request.

Donna Black replied we have.

Al Gilbert asked when we will be hearing this.

Donna Black replied that you should be hearing this by June 2, 2016.

Al Gilbert suggested that they sit down with Pete Frisina, so when it comes before them they will have already worked it out.

Chairman Graw stated that we still need to look at the contiguous area of the lots. He said if there is a problem with certain lots don't we have the ability to variance this.

Dennis Dutton stated that the PUD is going to be a little bit different because it's based on a development plan.

Chairman Graw asked we don't have the ability to variance on a PUD.

Dennis Dutton replied right.

Chairman Graw said he doesn't know if you will have that much of a problem on these lots.

Donna Black stated that she would go back to their engineer to have them measure all the lots and see what the contiguous area is on all of them; and then see if they have problems on certain lots; then she we will come back to the Planning Commission with that information on June 2 at the Public Hearing.

Chairman Graw stated that you may be putting the cart before the horse. He asked do you want Pete Frisina to look at them.

Dennis Dutton replied that is not what she is saying. He said she will go and calculate to make sure all these lots meet that. He added that will solve most of it.

Chairman Graw said and if there is a problem it can be addressed at that time.

Donna Black said that she is always happy to meet with Pete.

Chairman Graw reiterated that he doesn't see them having a problem with these lots.

Al Gilbert stated that Pete Frisina was very insistent on the 100 feet buffer.

Randy Boyd stated that you don't think it would have that much of an impact but I can tell you when you're designing and you got your lot width; and you come off the back 100 feet and the front building line and you come off the sides the .3 gets you real quick. He said the way we came up with that .3 was we took the worst case scenario for each individual zoning district, the worst case front building line coming off a major arterial street, and the building line for the rear and sides. He added that is what it comes down to you only have 1/3 of an acre on a one (1) acre lot. He stated that anytime you start varying those building lines, especially with the front building line it begins to come way back and can destroy your building envelope real quick. He said the 100 feet buffer along the rear really presents a problem to some of those lots, and maybe we can come to some kind of compromise.

Chairman Graw stated that Pete Frisina is suggesting the 100' buffer on the eastern and western borders. He said some of the lots do not have the 100' buffer on the eastern and western side. He added that we are not that concern with Davis Road. He stated that we need to have that 100' buffer on the eastern and western side and the buffer will take place of the applicable setback on each individual lot.

Donna Black asked if he was concerned about a lot that had a 50' buffer on the southern side. She stated that the engineer only put the buffer on the eastern and western sides.

Brian Haren stated last time we said that would stay a 50' buffer.

Al Gilbert stated that he talked to Pete Frisina last week and he thinks he is expecting a 100' there. He added that he said there were two (2) lots with 50' buffers that he wanted to be a 100'.

Donna Black said that we did exactly what they ask. She said he did not ask for what he wanted. She added that this seriously impinges on a couple of lots as that one (1) may make those not meet your contiguous area. She stated they are taking and taking and taking. She said we offer you a buffer but now we are suffering because we don't have enough of contiguous area. She added that you are going have to decide which one is more important.

Chairman Graw asked Brian Haren if he sees what she is talking about.

Brian Haren replied yes. He said its lots 57, 58, and 59.

Chairman Graw said that it was a southern border.

Brian Haren said lot 58 for sure.

Chairman Graw asked if he intended that for the 100' buffer.

Brian Haren said that he didn't think so.

Al Gilbert said Brian may be right. He reiterated that Pete just said there were two (2) buffers that he requested to be 100 feet and it came back 50 feet. He added that's why he suggested they get with Pete to make sure that is exactly what he was talking about, because he is not sure.

Dennis Dutton said the way it is written I'm going by eastern and western boundary.

Chairman Graw said the last thing that he mentioned was the minimum lot width of 125 feet.

Donna Black said that has been addressed.

Randy Boyd asked if he thought Pete Frisina had a concern off of Davis Road.

Dennis Dutton replied no; he didn't have a concern with it.

Patrick Stough said that it sounds like to me that you may be interpreting east to be all of this.

Chairman Graw stated that those are the only points Pete Frisina brought up. He asked if there were any others. He said that we are scheduled to hear this on June 2, 2016. He added that if we can have that information that we talk about tonight for the meeting on June 2, 2016 that would be helpful.

Donna Black said she would get with Pete as soon as he returns.

Randy Boyd asked if there were any comments or concerns they would like him to address.

Brian Haren stated that our issue was the traffic impact on Davis and the lot layout in general. He said that you have addressed those and all we are down to now is the buffer and the contiguous areas.

Al Gilbert said he is not saying he has a problem with the buffer but when he spoke to Pete Frisina he mentioned it in passing. He reiterated that need to set up a meeting with Pete to discuss it further.

Randy Boyd said maybe they can come up with a compromise.

Al Gilbert said they may lose some lots because you do this or does this means you are going to make the larger lots one (1) acre lots to get your number.

Randy Boyd said that is what it boils down to. He added that the more and more buffers squeezes down the usable area, and then to say we want large lots; you might as well build a five (5) acre subdivision.

Chairman Graw stated that he is trying to find the distribution of lots. He said out of the 91 lots 66 are one (1) acre to two (2) acre, 14 lots are two (2) to three (3) acre, and 11 lots are three (3) to four (4) acre plus. He added that 2/3rd's are one (1) to two (2) acre lots. He asked if there was anything else on this.

Brian Haren said no.

Donna Black and Randy Boyd both thanked the Planning Commission for their time.

4. Discussion of Hens in Conjunction with Residential Use.

Dennis Dutton stated that we are continuing our conversation on hens and are looking at transitioning the number of hens with additional acreage. He said that they're looking at a maximum of five (5) hens, but based on the first acre three (3) hens and one (1) hen per acre thereafter.

Chairman Graw stated that you will start off with three (3) hens for one (1) acre, four (4) hens for two (2) acres, five (5) for three (3) acres plus and unlimited in A-R.

Dennis Dutton said that they are putting a ceiling on the number of hens at five (5) for residential zones not of A-R.

Chairman Graw stated that this is consistent with what they do with horses.

Dennis Dutton stated that horses are a little bit backwards; horses are based on one (1) horse for the first three (3) acres and a horse thereafter for each additional acre.

Chairman Graw asked if it was up to a maximum.

Dennis Dutton replied no.

Brian Haren said that's only in A-R.

Dennis Dutton said no, that's in residential districts.

Marcus Pollard asked how they came up with the graduated scale. He stated that on a one (1) acre lot you can have three (3) chickens; most of the people in these subdivisions have one (1) acre lots. He asked if the intent of the graduated scale was to make sure the majority of people maintain that number of three (3), or was there any thought put into that any more than three (3) on a one (1) acre lot is going to cause x, y, and z problems.

Dennis Dutton replied the maximum number they wanted to go was five (5). He stated that we still have to go before the board on this and we don't know how the board will see it. He said that with Pete Frisina's research they feel comfortable with three (3) hens. He added that down the road there may be issues where they may have to take it out or add additional hens. He reiterated that even with the graduated scale they still did not want to exceed five (5) hens whether it was 20 acres or five (5) acres.

Marcus Pollard asked how the number five (5) for the amount of hens was gathered.

Dennis Dutton reiterated that it will be three (3) hens for the first acre and one (1) more hen for the additional acre.

Marcus Pollard asked again about the research and what was it based off of. He said that he came on last week with four (4) ordinances on Georgia chickens, and I can specifically point on how they did theirs. He asked why they didn't graduate it to being three (3) chickens for each additional acre.

Dennis Dutton asked what is their "scientific study" that allows them to have six (6) chickens on their lot. He said they don't, they come up with a number that is arbitrary to them as well. He added that in New York City they allow it in buildings such as restaurants. He stated that

Savannah may allow more hens than they do. He said that Fayette County has always protected their agricultural roots with unlimited livestock. He added that we are slowly moving in with this and the next thing people may want is pigs or llamas. He stated that we allow bees; and the thing that helped the people with this was a large group of people (30-40) coming every night to discuss it. He said that we have had people come up and says something about it and we have had commissioners looking at it and that is where this is coming back from. He added that Mr. Pollard is the only one to come by and discuss it other people have backed out. He stated that he understood what other counties are doing but feels that three (3) is a good starting point for us. He said that we still have to get the board to approve this because they could tell us they don't want it after we have gotten everything together.

Marcus Pollard said you and Pete decided.

Chairman Graw stated that we are working under the premise of hens laying eggs for that family on that lot and not getting into a retail business of selling eggs on that property. He said that it's based on providing eggs for personal use. He added that the Fulton County ordinance that Mr. Pollard presented to them at the last meeting allowed for 22 hens for one (1) acre, and he is not sure if that was just for personal use or retail use. He stated that allowing 22 hens for one (1) acre sounds like a retail business and reiterated that the chickens will only be for personal use in Fayette County. He said that this was new to them and they are looking for a number that will provide what the people want. He added that they are willing to look at the hen ordinance and the amount of hens as time goes by, and if the numbers are insufficient we will increase.

Marcus Pollard said that Dennis said there was no scientific evidence to support three (3) hens per acre is good or a detriment. He added that three (3) is still an arbitrary number. He stated that other counties have thought about the same types of situations that could arise from having chickens. He said that the reason why other counties allow for more hens is because a hen's production is only good for six (6) months, and a hen lives up to 12 years. He added that for him to have three (3) chickens and then they stop producing the egg I now have 12 years without any egg production. He stated that he couldn't get any more chickens unless those other three (3) die or he lets them go.

Al Gilbert stated that we in Fayette County start off very conservative. He said if we can change it in the future we will. He added that this is pretty much going to be adopted by them tonight. He stated that this was not official until they have the public hearing. He suggested that Mr. Pollard get as many people as possible that want to raise chickens with him to address it then, and when they go before the Board of Commissioners. He said that the Board of Commissioners makes the ultimate decision, they only make a recommendation. He added that the more people that are there to argue a valid point the more they are going to listen.

Marcus Pollard said that I am here for the people and that is why you guys invited me out to this.

Al Gilbert stated that this is not a Public Hearing and that is the place where you can address the issue but we don't mind you coming out to a workshop if you will supply us with information. He said that we're getting to a point where he feels like we are holding a public hearing.

Brian Haren stated that are position on the Planning Commission is to make the best decisions for the County in general. He said that the reason why we we're going into painful detail about contiguous area for the Preliminary Plat for Longboat Subdivision. He added that the developer may want a smaller contiguous area, but we are making a decision for the County in general. He reiterated Al Gilbert's sentiments of always starting off conservatively and then based on experience they would then expand it out. He stated that he understood what other counties are doing but this is Fayette County and our charter is to make what we think is the best decision based on the input from the planning staff. He said he thinks what Pete came forth with was a good compromise between what they initially said "just three (3) chickens". He added that the change allows a little bit more scaling and then based on our experience we may adjust it in a few years if we see no harmful impact has taken place.

Chairman Graw stated that we have to be concerned with your neighbor too. He said that we want to hear what you have to say for you are a proponent of the hens but for every proponent there are 10 opponents out there.

Al Gilbert stated that he thinks we have reached a point where any further discussion will not change anything. He said the next time to address this will be at a Public Hearing.

Patrick Stough stated that this is a workshop and we're discussing a potential thing that will come before Planning Commission's Public Hearing. He said that the Public Hearing is the place where the public can come and give their opinion on whatever that is being considered. He added that you were invited here to give information and the Planning Commission will take that information and will take it into consideration. He added that any further arguments or points he wanted to make would be best said at the Public Hearing.

Marcus Pollard asked why it is on the agenda to be discussed.

Patrick Stough replied because they are discussing it amongst themselves, and they are allowing you to provide information.

Marcus Pollard asked how the Public Hearing meeting will go.

Dennis Dutton replied that staff would present the ordinance, the public's opinion would be heard and the Planning Commission would make recommendation. He added that the Board of Commissioners would have final approval.

Chairman Graw told Dennis that they're ready to advertise the Hen Ordinance and have a Public Hearing.

Dennis Dutton said it should be heard the first Thursday in July for Planning Commission and the fourth Thursday in July for Board of Commissioners.

Phil Mallon stated that it is very common for things to go before the Board of Commissioners and get approved in the favor of public because they speak passionately and have a group of

people with them. He said the Board of Commissioners have to balance their own opinion (what they get from the Planning Commission) and the citizens. He added that Mr. Pollard should go before them and give them his best argument.

Marcus Pollard said that he would go before them and speak. He added that he thought this was the place to speak but apparently he was wrong.

Chairman Graw thanked him for coming by.

Al Gilbert stated that he has provided some good information, and he said that he is sorry if he felt like he cut him off. He said that we have gotten to a place in the workshop where he felt they weren't accomplishing anything. He added that what he is trying to address needs to be said before a Public Hearing.

Marcus Pollard stated that he does think he was trying to cut him off. He said that he asked on last meeting if there was an end to the meeting and you said no. He added at that meeting he was told it would be further discussed at this meeting, and now they are saying there is no more discussion to be had.

Brian Haren stated that at the last meeting we felt we had heard both sides adequately. He said that everyone feels like we are in a big circular argument. He added that the next step is to take this before a Public Hearing where he can come back with supporters and we will listen to the input, and then they will make a recommendation for the Board of Commissioners.

Marcus Pollard stated that he wished they would have explained it to them when he came the first time.

Stephanie Smolek asked if the Public Hearing meeting in July just for the amount of hens on a lot or to address the future potential complications of having the hens on the lot. She said for example how people will house them on the lots.

Brian Haren stated that we will talk about the ordinance in its entirety. He said that is what goes before the Board of Commissioners for approval. He added that in the ordinance is the number of hens allowed based on property size; setbacks; the whole package.

5. Discussion of A-R Deer Processing, Wedding/Event Facility and Development Regulations.

Chairman Graw said that he didn't think anything had changed.

Dennis Dutton stated that Pete still had some concerns with the development regulations. He said that they received input from everybody except Brian Keller. He added that they're not ready to advertise but are still shooting for some time in July.

Chairman Graw asked if they were any questions.

Al Gilbert replied that he was fine with everything.

Brian Haren replied that he is fine with it.

Al Gilbert said they are ready to advertise as soon as Brian Keller finishes his review.

Dennis Dutton said that we had to review the parking and everything that comes in with a site plan has to be treated as commercial; well that's not what we're looking for with Wedding Chapels and neither are we looking for this on our Deer Processing facilities because this is more rural.

Chairman Graw asked Phil Mallon about his input on the Deer Processing Ordinance.

Phil Mallon replied that he was good with it. He said they are moving some things around that use to be in the Parking Section they are moving in here; it makes sense. He added that it's not really new language just a different location.

Chairman Graw asked if the Parking Section was his input.

Phil Mallon replied yes.

Chairman Graw stated that we were not ready for Public Hearing just yet.

Dennis Dutton said that is correct.

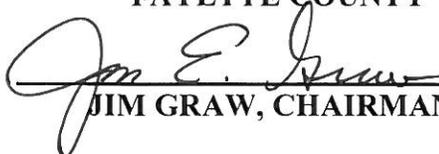
Chairman Graw said the next meeting will be June 2, 2016.

Al Gilbert made a motion to adjourn the meeting. Chairman Graw said the meeting was adjourned at 8:11 pm.

ATTEST:



PLANNING COMMISSION OF
FAYETTE COUNTY



JIM GRAW, CHAIRMAN