

THE FAYETTE COUNTY PLANNING COMMISSION met on November 1, 2001 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

MEMBERS PRESENT: Bill Beckwith, Chairman
Al Gilbert, Vice-Chairman
Bob Harbison
Jim Graw
Douglas Powell

MEMBERS ABSENT: None

STAFF PRESENT: Bill McNally, County Attorney
Kathy Zeitler, Director of Zoning/Zoning Administrator
Chris Venice, Director of Planning
Delores Harrison, Zoning Technician
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator

Welcome and Call to Order:

Chairman Beckwith called the meeting to order and led the Pledge of Allegiance. He introduced the Board Members and Staff and confirmed there was a quorum present.

* * * * *

1. Consideration of the Minutes of the meeting held on October 4, 2001.

Chairman Beckwith asked the Board Members if they had any comments or changes to the Minutes as circulated. Al Gilbert made the motion to approve the Minutes. Doug Powell seconded the motion. The motion passed 4-0-1, with Jim Graw abstaining from the vote due to being absent from the subject meeting.

* * * * *

Kathy Zeitler read the procedures that would be followed including the fifteen (15) minute time limitation for presentation and opposition for petitions.

* * * * *

THE FOLLOWING ITEM WILL BE CONSIDERED BY THE PLANNING COMMISSION ONLY ON NOVEMBER 1, 2001.

2. Consideration of a Preliminary Plat, Adams Park Subdivision, Russ Crump, Owner, and W. A. Brundage, P.E., Agent. This property consists of 12 single-family dwelling lots on 26.42 acres. This property is located in Land Lot 54 of the 7th District, fronts on Adams Road, and is zoned R-70.

Billy Brundage requested approval of Adams Park Preliminary Plat consisting of 12 lots with a minimum lot size of two (2) acres, zoned R-70, and located on Adams Road. He added that he would be glad to answer any questions.

Chairman Beckwith opened the floor for comments regarding the technical aspects of the preliminary plat. Hearing none, he closed the floor from public comments.

Bob Harbison made a motion to approve the preliminary plat as submitted. Al Gilbert seconded the motion. The motion unanimously passed 5-0.

* * * * *

3. **Pre-Recommendation Meeting to discuss Petition No. 1087-01, Robert H. Brooks, Owner, and Clay Gilley of Cypress Development, Inc., Agent, request to rezone 125.7 acres from A-R to PUD-PRD to develop a subdivision consisting of 56 single-family dwelling lots. This property is located in Land Lot 3 of the 6th District and Land Lot 224 of the 4th District and fronts on Redwine Road and Bernhard Road. (This is the Pre-Recommendation Meeting with the Planning Commission required for a PUD; public input on said petition is scheduled for the December 6, 2001 Public Hearing.)**

Chairman Beckwith advised the audience that this is a pre-recommendation meeting between the applicant and the P.C. He pointed out that the public hearing would be held on December 6, 2001 and public comments would be taken at that time.

Clay Gilley, Agent, reminded the P.C. that a rezoning hearing on the subject property was held approximately eight (8) months ago. He confirmed that the P.C. recommended to approve the petition but the B.C.C. denied the petition and stated that they wanted to see a new and improved plan. He pointed out that the new and improved plan included: two (2) roundabouts with one-way circular traffic, a high-end amenities package with a pool, clubhouse, and tennis/basketball courts, and a reduction in the number of lots from the original count of 65 to the proposed count of 56 lots. He advised that the development had varied lot sizes as required. He commented that this should be a first class subdivision. He added that he would be glad to answer any questions.

Jim Graw asked if the three (3) changes mentioned were all of the changes that he had made to the plan.

Mr. Gilley replied that the three (3) changes mentioned were the major changes. He added that the open spaces were larger and well over the open space requirement.

Mr. Graw stated that he had concerns about the previous proposal eight (8) months ago, but now commended Mr. Gilley on the current proposal.

Bob Harbison asked what was planned for the open space consisting of one (1) acre.

Mr. Gilley replied that the open space would be landscaped and also contain an architecturally designed structure. He referenced the peninsula in Peachtree City which contains a structure with a chimney which is real nice and different. He said that the open space within the large roundabout would be utilized for children to play soccer or football. He added that the smaller roundabout with open space would match the roundabout open space area.

Mr. Harbison asked what type trees were currently located in the open space areas.

Mr. Gilley replied that seedlings were basically in the interior open space areas, and larger trees along Bernhard Road.

Mr. Harbison pointed out that lots one (1) through lot six (6) were narrow and deep. He asked why the back parts of the lots could not be dedicated toward the greenspace.

Mr. Gilley replied that these areas are in the floodplain and would not go toward the greenspace. He noted that they were required to have five (5) or six (6) acres of open space but they are providing almost 20 acres of open space. He added that this would also allow the property owners to own property closer to the golf course.

Mr. Harbison asked about the one (1) acre pond located behind Lots 53 and 54.

Mr. Gilley said that the detention pond would be part of lots 53 and 54, but the pond does not contain much water and work needs to be done to the dam.

Chairman Beckwith asked the width of the undisturbed areas along Redwine Road and Bernhard Road.

Mr. Gilley replied approximately 100 feet but that right-of-way was going to have to be dedicated.

Kathy Zeitler confirmed that ten (10) feet of right-of-way was required to be dedicated along Bernhard Road and Redwine Road which would reduce the width of the undisturbed area to approximately 80 to 90 feet.

Mr. Gilley noted that the dedication of right-of-way was not a problem. He added that they planned to retain as many trees as possible.

Chairman Beckwith asked if there were any plans for the undisturbed open space along Redwine Road.

Mr. Gilley replied that they had not yet planned that far along, however the property would be deeded to the homeowners association. He stated they would provide a landscape plan and may possibly erect a fence along the road.

Mr. Graw asked if the cart path between lots 7 and 8 would be natural or asphalt.

Mr. Gilley replied asphalt to allow the property owners access to Whitewater Creek Country Club.

Mr. Graw asked if the walking trails would be asphalt also.

Mr. Gilley replied that they had not evaluated the walking trails yet.

Doug Powell asked Mr. Gilley what was the difference between open space and greenspace.

Mr. Gilley replied that the greenspace would not be disturbed.

Mr. Powell asked if the 100 foot greenspace running from lots 51 through to the club house and lots 1 through 6 was included in the private lots.

Mr. Gilley explained that the builder would be required to retain the trees in this area.

Al Gilbert said that he only had one (1) concern. He pointed out that if the P.C. approves the plan as submitted that this would be what is required to be constructed. He requested Mr. Gilley to provide details at the public hearing for the open space because the P.C. needs to know exactly what is proposed in order to approve a PUD.

Mr. Graw added that Mr. Gilley also needed to address how the walking trails would be constructed.

Mr. Gilley replied that he would address these concerns.

Mr. Harbison asked if the proposed roads would be private roads.

Mr. Gilley confirmed that the proposed roads would be public roads.

Chairman Beckwith thanked Mr. Gilley for his time.

* * * * *

**THE FOLLOWING ITEMS WILL BE CONSIDERED BY THE PLANNING COMMISSION
ON NOVEMBER 1, 2001 AND BY THE BOARD OF COMMISSIONERS ON NOVEMBER
8, 2001.**

4. **Consideration of proposed amendments to the Fayette County Thoroughfare Plan to change the street classification of Antioch Road between Woolsey-Brooks Road and Lake Horton Reservoir from a Collector street (80' of right-of-way) to a Local street (60' of right-of-way) by the Planning Department.**

Chris Venice explained that Antioch Road is currently classified as a Collector Road, requiring an 80 foot right-of-way. She advised that a Collector Road is intended to carry larger volumes of traffic than a local road. She advised that a 60 foot right-of-way is required for a Local Road. She noted that due to the construction of Lake Horton, this section of Antioch Road now dead ends at the reservoir. She reported that since this portion of Antioch Road now terminates in a dead end, it will not function to the level of a Collector Road and therefore should be downgraded to a Local Road.

Mrs. Venice confirmed that some years ago, residents on both sides of Antioch Road south of its intersection with Woolsey-Brooks Road, dedicated 60 feet of right-of-way to allow for the paving of Antioch Road to the reservoir. She stated that with imminent development along this portion of Antioch Road, an additional 10 feet of right-of-way would be required prior to the issuance of any building permits, given its current status as a Collector Road.

Mrs. Venice reiterated that as since this portion of Antioch Road now terminates in a dead end, it will not function to the level of a Collector Road and therefore, Staff recommends that this portion of Antioch Road be downgraded to a Local Road. She reminded the P.C. that Pine Trail and Jenkins Road had been reclassified in the past. She added that the entire Thoroughfare Plan will be reviewed but it will be quite some time before it is presented to the P.C.

Chairman Beckwith asked if there were any public comments. Hearing none, he closed the floor from public comments.

Jim Graw asked what would happen to the additional 20 feet of property.

Mrs. Venice explained that the property owners had already dedicated 30 feet of right-of-way from the centerline of Antioch Road. With the reclassification, the properties would remain in their current status.

Bob Harbison asked if the County was going to have to deed property back to the property owners.

Mrs. Venice advised that even though Antioch Road was a Collector Road and required 80 feet of right-of-way that the property owners had only dedicated 30 feet of right-of-way instead of 40 feet of right-of-way. She added that this is why the review of the Thoroughfare Plan was taking so long because development along an entire road has to be reviewed to determine the amount of right-of-way which has been dedicated. She confirmed that everyone along this section of Antioch Road had dedicated the same amount of right-of-way at the same time.

Doug Powell asked if Staff would be presenting a possible reclassification of Antioch Road south of Lake Horton.

Mrs. Venice replied that the entire Thoroughfare Plan is being reviewed and it will be presented at a later time. She said that the review of each road would be extensive.

Doug Powell made the motion to approve the proposed reclassification of Antioch Road as presented. Jim Graw seconded the motion. The motion unanimously passed 5-0.

* * * * *

Chairman Beckwith asked if there was any further business.

Page 5
November 1, 2001

Kathy Zeitler advised the P.C. that unless some unforeseen items needed to be addressed that there would not be a Workshop in November or December but they would resume in January. She added that if a Workshop needed to be scheduled that the P.C. would be notified.

There being no further business, Bob Harbison made the motion to adjourn the meeting. Doug Powell seconded the motion. The motion for adjournment unanimously passed 5-0. The meeting adjourned at 7:30 P.M.

PLANNING COMMISSION
OF
FAYETTE COUNTY

ATTEST:

BILL BECKWITH
CHAIRMAN

ROBYN S. WILSON
SECRETARY