

**THE FAYETTE COUNTY PLANNING COMMISSION** met on January 4, 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:** Bob Harbison, Chairman  
Fred Bowen, Vice-Chairman  
Al Gilbert  
Bill Beckwith  
Jim Graw

**MEMBERS ABSENT:** None

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

**Welcome and Call to Order:**

Chairman Harbison called the meeting to order and led the Pledge of Allegiance. He introduced the Board Members and Staff.

\* \* \* \* \*

**1. Election of a Chairman for 2001.**

Chairman Harbison said that he had served as Chairman for the past three (3) years and he would like to give the opportunity to someone else.

Bill Beckwith made a motion to nominate Fred Bowen as Chairman. Al Gilbert seconded the motion.

Al Gilbert made a motion to close the floor from nominations. Bob Harbison seconded the motion. The motion passed 4-0-1 with Fred Bowen abstaining from the vote.

The motion to elect Fred Bowen as Chairman passed 4-0-1 with Fred Bowen abstaining from the vote.

Bob Harbison said that serving as Chairman had been one of the most pleasurable things he has done in his career. He remarked that he had worked with gentlemen where they might disagree but everyone's opinion was respected. He commented that he appreciated the P.C.'s support very much. He added that he has also enjoyed working with Staff and stated that he appreciated their fine assistance. At this time, Bob Harbison turned the meeting over to Chairman Bowen.

Chairman Bowen stated that he was hoping the P.C. could talk Mr. Harbison into serving as Chairman for another term. He presented Mr. Harbison with a plaque in appreciation of his years as serving as Chairman to the P.C. He added that serving as Chairman is a lot work because there are so many complex issues to deal with and strong opinions also. He thanked Mr. Harbison for his time, energy, and patience.

Mr. Harbison thanked the P.C. for the plaque. He added that he would pledge his full support to Chairman Bowen as Chairman.

\* \* \* \* \*

**2. Election of a Vice-Chairman for 2001.**

Jim Graw made a motion to nominate Bill Beckwith as Vice-Chairman. Al Gilbert seconded the motion.

Bob Harbison made a motion to close the floor from nominations. Al Gilbert seconded the motion. The motion passed 4-0-1 with Bill Beckwith abstaining from the vote.

The motion to elect Bill Beckwith as Vice-Chairman passed 4-0-1 with Bill Beckwith abstaining from the vote.

\* \* \* \* \*

**3. Election of a Secretary for 2001.**

Al Gilbert made the motion to nominate Robyn Wilson as Secretary. Bob Harbison seconded the motion.

Bill Beckwith made the motion to close the floor from public comments. Bob Harbison seconded the motion. The motion unanimously passed 5-0.

The motion to elect Robyn Wilson as Planning Commission Secretary unanimously passed 5-0.

\* \* \* \* \*

**4. Consideration of the Minutes of the meeting held on December 7, 2000.**

Chairman Bowen asked the Board Members if they had any comments or changes to the Minutes as circulated.

Bob Harbison made the motion to approve the Minutes as circulated. Al Gilbert seconded the motion. The motion passed 4-0-1 with Chairman Bowen abstaining from the vote due to being absent at the December meeting.

\* \* \* \* \*

**THE FOLLOWING ITEMS WILL BE CONSIDERED BY THE PLANNING COMMISSION ONLY ON JANUARY 4, 2001.**

**5. Consideration of a Preliminary Plat, North Castle Subdivision, Daprano Homes, Inc., Owner, and Bill Daprano, Jr., Agent. This property consists of 23.642 acres with approximately 9 single-family dwelling lots. This property is located in Land Lot 18 of the 9<sup>th</sup> District, fronts on S.R. 92 North, and is zoned R-70.**

Bill Daprano, Jr. requested approval of the preliminary plat as submitted.

Jim Graw asked Mr. Daprano if he had seen the letters from the Environmental Health Department and from the Georgia D.O.T. office

Mr. Daprano replied that he was familiar with the letters.

Chairman Bowen asked if there was anyone to speak in regard to the technical aspects of the Preliminary Plat. Hearing none, he closed the floor from public comments.

Jim Graw made a motion to approve the Preliminary Plat. Bob Harbison seconded the motion. The motion unanimously passed 5-0.

Mr. Graw said that he noticed that both of the Preliminary Plats on the agenda have letters from the Board of Education asking to be notified of the decision of the Rezoning requests. He noted that these properties had already been rezoned.

Al Gilbert replied that he had raised that question last month and the Board of Education is having difficulty distinguishing between a Rezoning application and Preliminary Plat. He added that Staff has tried to explain the difference but there still seems to be a problem.

Kathy Zeitler pointed out that the Board of Education basically uses a standard form letter regardless of whether the request is for a Rezoning, Preliminary Plat, or Final Plat.

\* \* \* \* \*

**6. Consideration of a Preliminary Plat, Ellens Ridge, Frank Flanders, Owner, and David Hovey, Agent. This subdivision consists of 123.82 acres with 65 single-family dwelling lots. This property is located in Land Lot 5 of the 9<sup>th</sup> District, fronts on Milam Road and Coastline Road, and is zoned R-45 Conditional.**

David Hovey requested approval of the Preliminary Plat and added that he agreed to the condition by Staff. He said that he would re-establish the phase lines.

Jim Graw asked Mr. Hovey if he was also familiar with the letter from the Environmental Health Department.

Mr. Hovey replied yes.

Chairman Bowen asked if there was anyone to speak in regard to 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 subject to one (1) condition. Al Gilbert seconded the motion. The motion unanimously passed 5-0.

\* \* \* \* \*

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

\* \* \* \* \*

**THE FOLLOWING ITEMS WILL BE CONSIDERED BY THE PLANNING COMMISSION ON JANUARY 4, 2001 AND BY THE BOARD OF COMMISSIONERS ON JANUARY 25, 2001.**

**7. Consideration of Petition No. 1067-00, John O. Davis, Owner, and Bethlehem Baptist Church, Owner, request to rezone 0.463 of an acre from A-R to R-45 (to be added to a 4.537 acre tract zoned R-45) to develop a church. This property is located in Land Lot 230 of the 5<sup>th</sup> District and fronts on Kenwood Road.**

Bill Vail, Agent, requested to rezone 0.463 acres which will be added to the adjacent property to provide the required road frontage and to bring the property into compliance under one (1) zoning district.

Chairman Bowen asked if there was anyone to speak in favor of the petition.

Earl Carpenter stated that the subject property which is less than .50 acres would be added to the adjacent property to allow Bethlehem Baptist Church to construct a church.

Chairman Bowen asked if there was anyone to speak in opposition of the petition. Hearing none and with no rebuttal, he closed the floor from public comments.

Jim Graw made a motion to approve the petition. Al Gilbert seconded the motion.

Bill Beckwith asked if there were any plans for an accessory use such as a school or if there were only plans for a sanctuary.

Mr. Vail replied that there are only plans for a sanctuary.

Mr. Beckwith asked Staff if the church decided to add an accessory building if they would be required to reappear before the P.C.

Kathy Zeitler explained that they would only be required to submit a site plan for administrative approval for the church, and a revised site plan for administrative approval if an accessory use was later proposed, and that would not require them to appear again before the P.C.

At this time, Chairman Bowen called for the vote. The motion unanimously passed 5-0.

\* \* \* \* \*

**8. Consideration of Petition No. 1068-00, Grant Development and John Wieland Homes and Neighborhoods, Inc, Owners, and Dan Fields and Lee Katz, Agents, request to rezone 80.65 acres from A-R to R-75 to develop a single-family residential subdivision, recreation center, and elementary school. This property is located in Land Lot 164 of the 7<sup>th</sup> District and fronts on the proposed extension of McDuff Parkway.**

Richard Bacon, Executive Vice-President for John Wieland Homes, introduced Mark Lipsmeyer who is in charge of construction in the south region for John Wieland Homes. He advised that the subject property is an 80 acre tract of land served by McDuff Parkway which is located .50 miles west of the intersection of S.R. 74 and S.R. 54. He said he was requesting to rezone the property from A-R to R-75 to develop 14 two (2) acre lots. He explained that there would be a seven (7) acre tract which would be utilized for a recreation center and would contain a pool, cabana, tennis courts, and a tot lot, and a 20 acre tract which will be dedicated as a public school site. He said that the property is part of a larger development, most of which is located inside the city limits of Peachtree City. He advised that there were approximately 336 lots zoned GR-4 which is a much higher density. He pointed out that to the south and west of the subject property is Wynnmeade Subdivision, also developed at a much higher density. He added that to the north of the subject property is property owned by Peachtree City Holdings zoned R-70, a two (2) acre minimum.

Mr. Bacon confirmed that the area was designated low density residential .5 to 1 unit/acre thereby creating a net density of .46 units/acre. He noted that there is not problem with the Land Use Plan. He noted that Staff had concluded that the proposed rezoning would not adversely affect the existing use or usability of adjacent or nearby properties. He referenced a letter from Jim Williams of the City Development Department who had no objections to the rezoning. He added that there would not be any adverse effects on roads, utilities, or schools.

Mr. Bacon commented that the 14 proposed homes would be estate homes and he presented photographs of the typical house. He added that their sale price would start at \$300,000 and up. He went on to say that the houses should be a good addition to the housing product in the County.

At this time, Mr. Bacon reviewed the recommended conditions. He stated that he had no problems with conditions #4. and #3. In regards to condition #2., he remarked that Dan Fields of John Wieland Homes had contacted the Engineering Department, and he said it was his understanding that there will be a three (3) way stop with stop signs and a striped crossing between the recreation center and the proposed school. He commented that he was fine with this solution, however, he

would object to an overpass, underpass, or a signalized crossing which is inconsistent with the development and the aesthetic character of the neighborhood. In regards to condition #1. regarding a inter-local government agreement with Peachtree City for emergency services and police protection, he requested that this not be made a condition of zoning. He said that he had contacted the City of Peachtree City and they are willing to enter into the agreement, however this has not happened yet. He pointed out they would develop the property as currently zoned and the County would have to provide services. He went on to say that the average response time was mentioned and there could be areas anywhere in the County where the response time is longer than average. He added that it was not appropriate for the County to require them to get services from the municipality.

Chairman Bowen asked if there was anyone to speak in favor of the petition. Hearing none, he asked if there was anyone to speak in opposition of the petition. Hearing none and with no rebuttal, he closed the floor from public comments.

Bob Harbison asked Mr. Bacon to describe the proposed pedestrian crossing in more detail.

Mr. Bacon said that he did not want to represent that the County Engineer has agreed to the proposal but it is his understanding that he is willing to agree to allowing a three (3) way stop with stop signs and a striped crossing once he has had time to review the proposal further. He added that this proposal was acceptable to John Wieland Homes.

Mr. Harbison confirmed that an on-grade crossing was acceptable to the applicant, but not an overpass, underpass, or a signalized crossing.

Jim Graw asked why they objected to a signalized crossing.

Mr. Bacon replied that a signalized crossing would spoil the character and take away from the aesthetics of the area and a three (3) way stop sign would accomplish the same purpose.

Chairman Bowen asked Mr. Bacon why he objected to an overpass or underpass.

Mr. Bacon replied cost and aesthetics.

Mr. Harbison stated he was struggling with the wording of the condition under those terms.

Al Gilbert suggested removing condition #1. and to work with the County Engineer prior to the B.C.C. public hearing regarding condition #2. to hammer out some definitive language.

Mr. Bacon replied that this was acceptable because he was concerned about representing something to the P.C. based on a conversation from another staff person.

Chairman Bowen said this approach had been attempted in the past and it was not successful and an underpass was eventually required. He added that this may have to come into play here as well.

Mr. Bacon advised that Timberlake, Whitewater Creek, and Woodcreek have a situation where there is not a pedestrian crossing where major thoroughfares are crossed.

Bill Beckwith stressed the main concern would be where children are crossing the road from the school to the recreational area.

Kathy Zeitler commented that she had contacted the County Engineer just prior to the meeting about the condition and he had indicated that he will coordinate with the developer to indicate the pedestrian crossing on the preliminary plat, and that he would allow an at-grade crossing with the appropriate traffic control devices but they did not specify what they would be at this time.

Mr. Bacon stated that he was fine working out the details with the County Engineer.

Al Gilbert made a motion to approve the petition subject to recommended conditions #2., #3., and #4. Bob Harbison seconded the motion.

Mr. Graw said that the extension of McDuff Parkway over the rail road tracks had not been approved. He suggested removing this extension from the location map on the Concept Plan because the rail road crossing was unacceptable.

Mr. Bacon confirmed that the extension over the rail road tracks had not been approved, however it was their intention to extend McDuff Parkway from the southern end of their property to the northern end of their property.

Mr. Graw pointed out that the letter from the Board of Education states that they have not explored the site for the feasibility for a school. He asked if the proposed site was not appropriate would the developer donate a different 20 acres.

Mr. Bacon said that the Board of Education had told them informally that the site is acceptable but they are not in a position to formally accept the site until they know that from a zoning perspective that this is going to be the site. He added that they were in a "Catch 22". He added that they had coordinated with the School Board to select this site. He went on to say that this was the first time that the location of the proposed school site had been presented before a formal board.

Mr. Graw asked if the 20 acres was sufficient property based on the high number of projected students.

Mr. Bacon replied that the School Board had stated informally that 20 acres should be sufficient.

Mr. Graw asked if one (1) pool was sufficient for 350 homes.

Mr. Bacon replied Lakemont has one (1) pool for approximately 400 homes, Fairfield has one (1) pool for approximately 500 homes, and Woodcreek, Jefferson Woods, and the Preserve have one (1) pool for approximately 325 homes.

Mr. Graw expressed concern about the striped pedestrian crossing since McDuff Parkway was a four-lane road with a median. He asked what could be done beyond striping for the safety of kids.

Mr. Bacon replied that they preferred a three (3) way stop due to the design of the road. He pointed out that pedestrians have to cross Peachtree Parkway to access Timberlake Subdivision.

Chairman Bowen said that this was going to put the responsibility on the County Engineer and the P.C. had concerns about safety. He asked why an underpass would damage the aesthetics. He pointed out that Peachtree Parkway has an underpass and it is very effective and you don't even know it is there.

Mr. Bacon replied that if the County Engineer requires an underpass then they would have to think long and hard about it. He added that they were also concerned about the safety of the kids. He added that he would like the opportunity to work out the details with the County Engineer.

Mr. Harbison suggested that the P.C. send their recommendation to the B.C.C. and allow Mr. Bacon to work with the County Engineer to have a proposal to present to the B.C.C.

At this time, Chairman Bowen called for the vote. The motion unanimously passed 5-0.

\* \* \* \* \*

**Page 7**  
**January 4, 2001**

Chairman Bowen asked if there was any further business. He added that the P.C. appreciated Bob Harbison's leadership and his valued continued participation on the P.C.

Kathy Zeitler advised that a Workshop was scheduled for January 18, 2001 at 7:00 P.M. in the Zoning Department Conference Room of Suite 202A.

There being no further business, Al Gilbert made the motion to adjourn the meeting. Bill Beckwith seconded the motion. The motion for adjournment unanimously passed 5-0. The meeting adjourned at 7:55 P.M.

**PLANNING COMMISSION**  
**OF**  
**FAYETTE COUNTY**

**ATTEST:**

---

**FRED BOWEN**  
**CHAIRMAN**

---

**ROBYN S. WILSON**  
**SECRETARY**