

THE FAYETTE COUNTY PLANNING COMMISSION met on December 6, 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
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.

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1. Consideration of the Minutes of the meeting held on November 1, 2001.

Chairman Beckwith asked the Board Members if they had any comments or changes to the Minutes as circulated. Doug Powell made the motion to approve the Minutes. Jim Graw seconded the motion. The motion unanimously passed 5-0.

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Kathy Zeitler explained 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 ON DECEMBER 6, 2001 AND BY THE BOARD OF COMMISSIONERS ON JANUARY 10, 2002.

2. Consideration of 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.

Attorney Carl Westmoreland explained that the subject property was a 126 acre tract at the intersection of Redwine Road and Bernhard Road which is adjacent to Whitewater Creek PUD. He said his client was proposing to develop 56 single-family dwelling lots. He reminded the P.C. that previously his client had presented a proposal of 63 lots and the P.C. had recommended approval of that request, and that same proposal was revised and reduced to 60 lots with the proposal presented to the B.C.C. He confirmed that the B.C.C. denied the proposal for the following reasons: 1) The proposed subdivision should be a stand alone PUD and not a part of Whitewater Creek PUD; and 2) An independent amenity package should be provided.

Attorney Westmoreland advised that the proposed net density was now .67 units/acre which is lower than Whitewater Creek PUD. He confirmed that the proposal met the requirements for a PUD. He noted that the minimum house size proposed would be 3,200 square feet. He pointed out that there

would be one (1) access to Redwine Road and one (1) access to Bernhard Road. He reported that the setback from Redwine Road would be 90 feet and the setback from Bernhard Road would be 70 feet which is after the dedication of land for the required right-of-way width. He went on to say that the interior streets would be public streets and that there would be one (1) point of connection for a golf cart path directly from the golf course property but not from any of the lots in Whitewater Creek PUD. He remarked that the open space required was 3.21 acres however, the proposal is for 11.5 acres of open space. He referenced 14 acres of floodplain located on the eastern side of the subject property which will be dedicated to the Homeowners Association. At this time, he introduced Clay Gilley of Cypress Development, Inc.

Clay Gilley advised that the larger roundabout would contain a gazebo which would be designed by an architect to match the clubhouse design. He said that the second roundabout would only be sodded and landscaped since the amenity package is in such close proximity. He confirmed that a 2,000 square foot clubhouse with a pool and tennis court would be provided. He noted that there would be sidewalks throughout the subdivision but no walking trails. He concluded by stating that this should be an adequate amenity package for the number of lots proposed.

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

Nancy Tracy said she would like to speak on behalf of the residents of Whitewater Creek PUD who have no objections to the well planned and well laid out subdivision with great amenities. She added that the proposed subdivision will be an asset for the County.

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

Jim Graw asked Mr. Gilley if walking trails were going to be provided.

Mr. Gilley replied no sir but that sidewalks will be provided.

Mr. Graw asked how the residents would be able to get to the pond and the 8.5 acre tract.

Mr. Gilley said that the area is all natural and that only chips could be placed in the floodplain if required. He commented that the homeowners which back up to this area prefer that no walking trail be provided and that the area remain natural. He added that there might be fish in the pond but there are currently no plans to stock the pond.

Mr. Graw remarked that he felt strongly that a paved path from the floodplain to the open space should be provided. He asked how residents would get to the property if there was no path provided.

Mr. Gilley replied that if the P.C. wanted to stipulate some type of walking trail be provided that it was fine.

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

Mr. Gilley confirmed that it will be asphalted and the easement will be indicated and recorded on the final plat.

Chairman Beckwith asked how residents will access the pond if there is no path provided.

Mr. Gilley replied that the open space behind lots 50 thru 56 would be deeded to the Homeowners Association. He confirmed that the area is not heavily wooded and there is not a lot of underbrush and a path would wind through the area.

Bob Harbison confirmed that access would be provided from the clubhouse to the floodplain area.

Mr. Gilley replied that the proposal does not show access to the floodplain area but the P.C. could make it a stipulation.

Mr. Harbison said he did not want any paving through the floodplain but since the area is going to be deeded to the homeowners association that all the owners should have a right to get to the property without having to cross privately owned lots. He suggested that a paved path from the clubhouse to the floodplain be provided and that an unpaved path through the floodplain be provided for access to the 8.3 acres of open space.

Mr. Gilley confirmed that they would provide access from the clubhouse area through the floodplain to the open space.

Doug Powell asked Mr. Gilley if Whitewater Creek PUD had agreed to the proposed golf cart access to the golf course.

Mr. Gilley replied yes sir and they have no problem with the access.

Mr. Powell asked Mr. Gilley if he was aware of the soil conditions of the subject property.

Mr. Gilley replied that he was aware of the soil conditions and a Level II Soil Study has been prepared and lots had been laid out in order to provide enough acceptable soils. He added that a Level III Soil Study would also be prepared.

Bob Harbison made the motion to approve the rezoning petition. Al Gilbert seconded the motion.

Mr. Graw asked that the motion be amended to include specific details regarding the walking path to the open space.

Bob Harbison amended his motion to include the following condition: That a paved path from the clubhouse to the floodplain be provided and that an unpaved path through the floodplain be provided for access to the 8.3 acres of open space. Al Gilbert seconded the amended motion. The amended motion unanimously passed 5-0.

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Chairman Beckwith asked if there was any further business.

Kathy Zeitler reminded the P.C. that the December Workshop had been canceled. She also advised the P.C. that one (1) preliminary plat and one (1) rezoning application was scheduled for the January P.C. hearing.

There being no further business, Al Gilbert made the motion to adjourn the meeting. Jim Graw seconded the motion. The motion for adjournment unanimously passed 5-0. The meeting adjourned at 7:20 P.M.

PLANNING COMMISSION
OF
FAYETTE COUNTY

ATTEST:

BILL BECKWITH
CHAIRMAN

ROBYN S. WILSON
SECRETARY