

**THE FAYETTE COUNTY PLANNING COMMISSION** met on December 6, 2007 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

**MEMBERS PRESENT:** Douglas Powell, Chairman  
Al Gilbert, Vice-Chairman  
Bill Beckwith  
Jim Graw  
Tim Thoms

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Dennis Dutton, Zoning Administrator  
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator  
Sgt. Earl Williams

**STAFF ABSENT:** Pete Frisina, Director of Planning & Zoning  
Delores Harrison, Zoning Technician

**Welcome and Call to Order:**

Chairman Powell called the Public 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, 2007.**

Chairman Powell 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. Bill Beckwith seconded the motion. The motion unanimously passed 5-0.

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**2. Consideration of the Workshop/Public Meeting Minutes of the meeting held on November 15, 2007.**

Chairman Powell asked the Board Members if they had any comments or changes to the Public Meeting/Workshop Minutes as circulated? Tim Thoms made the motion to approve the Public Meeting/Workshop Minutes. Jim Graw seconded the motion. The motion passed 4-1 with Chairman Powell abstaining from the vote.

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

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**THE FOLLOWING ITEMS WILL BE CONSIDERED BY THE PLANNING COMMISSION ON DECEMBER 6, 2007 AND BY THE BOARD OF COMMISSIONERS ON JANUARY 10, 2008.**

**3. Consideration of Petition No. 1203-07, Situs 85, LLC, Owner, and Jason L. Walls of Integrated Science & Engineering, Inc., Agent, request to rezone 1.83 acres, Lot 1 of Situs Park Subdivision, from M-1 to C-H to develop a Convenience Store/Gasoline Station/Retail Shops. This property is located in Land Lot 200 of the 5th District and fronts on S.R. 85 North and Roberts Road.**

Jason Walls of Integrated Science and Engineering advised that the intent of the owner has always been to develop a gas station on this lot and the septic system was planned for this type use. He explained that a convenience store with gasoline sales is not a use allowed under the M-1 zoning district; therefore, the property must be rezoned to C-H. He confirmed that Lot 2 was vacant and is zoned M-1 and that Lot 3 contains Maaco and is zoned M-1. He added that the request is in compliance with the Comprehensive Plan which designates this area as Commercial.

Chairman Powell 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 required, he closed the floor from public comments. He advised that the listed deficiencies in the Staff Analysis had been revised to increase the amount of impervious surface from 50% to 60%.

The P.C. expressed the following concerns:

1. A convenience store could require a high volume of water creating a burdensome use on utilities due to the current drought situation. If the drought situation continues, it could affect future rezoning requests and construction.
2. Concern that the C-H zoning district would set a precedent.
3. Would like to see M-1 zoning remain in the area.

Al Gilbert made a motion to approve the petition. Bill Beckwith seconded the motion. The motion passed 4-1 with Tim Thoms voting in opposition.

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Chairman Powell asked if there was any further business.

Robyn Wilson reminded the P.C. that the December Workshop/Public Meeting had been cancelled due to the Christmas holidays.

Chairman Powell advised that he and Dennis Dutton had driven around the county looking at fences and photographs would be presented at the January Workshop/Public Meeting. He added that there were a lot of fences which do not meet the current height requirements.

Chairman Powell stated that the January Public Hearing would consist of one (1) rezoning and one (1) revised final plat.

There being no further business, Jim Graw made the motion to adjourn the Public Hearing. Bill Beckwith seconded the motion. The motion for adjournment unanimously passed 5-0. The Public Hearing adjourned at 7:28 P.M.

**PLANNING COMMISSION  
OF  
FAYETTE COUNTY**

**ATTEST:**

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**DOUG POWELL  
CHAIRMAN**

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**ROBYN S. WILSON  
SECRETARY**