

THE FAYETTE COUNTY PLANNING COMMISSION met on April 3, 2008, 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 March 6, 2008.**

And

2. **Consideration of the Workshop/Public Meeting Minutes of the meeting held on March 20, 2008.**

Chairman Powell asked the Board Members if they had any comments or changes to the Public Hearing Minutes or the Public Meeting/Workshop Minutes as circulated? Al Gilbert made the motion to approve the Public Hearing Minutes and the Public Meeting/Workshop Minutes. Bill Beckwith seconded the motion. The motion unanimously passed 5-0.

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Dennis Dutton read 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 APRIL 3, 2008 AND THE BOARD OF COMMISSIONERS ON APRIL 24, 2008.

3. **Consideration of Petition No. 1208-08, D. Brent, LLC, Owner, and Billy Brundage of Brundage Engineering, Inc., Agent, request to rezone 43.26 acres from R-78 to C-S to develop a single-family residential subdivision consisting of 18 lots. This property is located in Land Lots 8 and 16 of the 6th District and fronts on S.R. 85 South.** *Staff recommended approval.*

Donna Black of D. Brent, LLC, requested to rezone 43 acres located south of the intersection of S.R. 74 South and S.R. 85 South. She stated that the Yield Plan indicated 18 single-family dwelling lots. She pointed out that there would be 17 acres of open space. She reported that the subdivision would be served by the extension of county water. She said that the soils analysis has confirmed that the soils will support conventional systems. She noted that the on-site stormwater detention will be provided and maintained by the Home Owners Association.

**April 3, 2008
PC Public Hearing**

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. Hearing none and with no rebuttal required, he closed the floor from public comments.

Al Gilbert made a motion to approve the petition. Bill Beckwith seconded the petition.

Bill Beckwith asked what are the restrictions in regards to construction on lots with a power line easement?

Robyn Wilson replied that there could be no construction within a power line easement unless written permission was given from the power company; however, the power line easement, in this case, is within the setback.

One P.C. member expressed concern about the density in south Fayette County with the development of one (1) acre lots.

One P.C. member stated that: 1) he liked the reduction in the number of lots from 19 lots to 18 lots, 2) the development complies with the Comprehensive Plan, and 3) the 17 acres of greenspace.

Hearing no further comments, Chairman Powell called for the vote. The motion for approval unanimously passed 5-0.

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Chairman Powell asked if there was any further business.

Dennis Dutton reminded the P.C. of the Public Meeting/Workshop scheduled for Thursday, April 17, 2008, in the Board of Commissioners Conference Room, First Floor at 7:00 P.M.

There being no further business, Tim Thoms made the motion to adjourn the Public Hearing. The motion for adjournment unanimously passed 5-0. The Public Hearing adjourned at 7:21 P.M.

**PLANNING COMMISSION
OF
FAYETTE COUNTY**

ATTEST:

**DOUG POWELL
CHAIRMAN**

**ROBYN S. WILSON
SECRETARY**