

**THE FAYETTE COUNTY PLANNING COMMISSION** met on October 7, 2010, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

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

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Pete Frisina, Director of Community Development  
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator  
Sgt. Earl Williams

**MEMBERS ABSENT:** Dennis Dutton, Zoning Administrator

**Welcome and Call to Order:**

Chairman Thoms called the Public Meeting to order and led the Pledge of Allegiance. Jim Graw gave the Invocation. 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 Public Hearing held on September 2, 2010.**

Chairman Thoms asked the Board Members if they had any comments or changes to the Minutes. Al Gilbert made the motion to approve the Minutes. Bill Beckwith seconded the motion. The motion unanimously passed 5-0.

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Due to only the applicants being present, the procedures for presentation were not read aloud.

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**THE FOLLOWING PETITIONS WILL BE CONSIDERED BY THE PLANNING COMMISSION ON OCTOBER 7, 2010 AND BY THE BOARD OF COMMISSIONERS ON OCTOBER 28, 2010.**

**October 7, 2010**  
**PC Public Hearing**

2. **Consideration of Petition No. RP-048-10, SELAF Haddonstone Holding Company, LLC, Owner, and Jason Wingfield, Agent, request a revision to a Recorded Final Subdivision Plat for Haddonstone Subdivision to subdivide the Amenity Area into two (2) single-family dwelling lots which will add one (1) single-family dwelling lot to said subdivision. This property is located in Land Lot 35 of the 5th District, fronts on Loggia Point, and is zoned R-50.** *Staff concluded proposed density complies with the density designated on the Land Use Plan of Low Density Residential.*

Richard Whitley of Reynolds Management and Development Group requested a revision to the recorded Final Plat of Haddonstone Subdivision to subdivide the Amenity Area into two (2) single-family dwelling lots which will add one (1) single-family dwelling lot to said subdivision. He remarked that the proposed lots would be 1.07 acres and 1.25 acres in size. He confirmed Level IV soil studies had been performed and normal septic systems should be sufficient for both of the single-family dwelling lots.

He said the Amenity Area would be relocated to a more central area, Lot 33, near the round-about. He reported a model home is currently under construction on Lot 34. He added there is a very nice oak tree on Lot 33, a specimen tree, which would be located on common area. He commented the oak tree would be fenced for protection.

Chairman Thoms 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.

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

Doug Powell asked if parking was planned for the Amenity Area.

Richard Whitley replied there would be parking provided which would comply with County standards, including the submittal and approval of a Site Plan. He reported the one-way drive would access Haddonstone Drive and exit Bergen Drive. He added the amenities would consist of a covered pavilion, pool, and tot lot.

Doug Powell questioned why there would not be a clubhouse constructed in the Amenity Area.

Richard Whitley replied a clubhouse would not be economically feasible for 54 single-family dwelling lots.

Jim Graw asked what the plans were for the Amenity Area by the previous developer.

**PC Public Hearing**

Jason Wingfield stated plans included a covered pavilion, of similar size, pool, and two (2) tennis courts; however, tennis courts are not currently being proposed.

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

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- 3. **Consideration of Petition No. 1220-10, Rosemary Wurster as Trustee of the Maw Family Trust dated December 20, 2007, Owner, and David Barber, Agent, request to rezone 2.40 acres from C-H to M-1 to develop an Office/Warehouse/Auto Recovery and Impoundment Facility. This property is located in Land Lot 217 of the 5th District and fronts on Walter Way.** *Staff recommended Approval.*

Dave Barber of Marksmen Construction requested to rezone the subject lot from C-H to M-1. He confirmed approximately 95% of the lots in Kenwood Business Park are currently zoned M-1.

Chairman Thoms 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.

Doug Powell made the motion to approve the petition. Al Gilbert seconded the motion.

Al Gilbert stated the business park is basically an M-1 area.

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

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Chairman Thoms asked if there was any further business.

Pete Frisina advised the PC the BOC had instructed staff to advertise the proposed amendments for the Zoning Ordinance, in its entirety. He pointed out the only change requested by the BOC was to delay action on amending regulations concerning the number of cats and dogs and to continue working on the issue. He reported the revised Zoning Ordinance would be heard by the PC in November and the BOC in December. He added he would call the PC to come by the P&Z Department to pick up their copies since the document is too large to mail. He reminded the PC of

the Public Meeting/Workshop scheduled for Thursday, October 21, 2010, to discuss the Zoning Ordinance prior to the Public Hearing. He added the Public Meeting/Workshop would be held in the Board of Commissioners Conference Room, First Floor at 7:00 P.M.

Doug Powell asked Robyn Wilson if there were any applications submitted for the November Public Hearing.

Robyn Wilson replied she did not receive any applications for November.

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

**PLANNING COMMISSION  
OF  
FAYETTE COUNTY**

**ATTEST:**

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**TIM THOMS  
CHAIRMAN**

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**ROBYN S. WILSON  
SECRETARY**