

THE FAYETTE COUNTY PLANNING COMMISSION met on November 7, 2013 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

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

STAFF PRESENT: Peter A. Frisina, Director of Community Services
Dennis Dutton, Zoning Administrator

Welcome and Call to Order:

Chairman Gilbert called the Planning Commission Meeting to order. Chairman Gilbert introduced the Commission Members and Staff.

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1. Consideration of the Minutes of the Meeting held on October 17, 2013.

Doug Powell made a motion to approve the minutes. Tim Thoms seconded the motion. The motion passed unanimously.

PUBLIC HEARING

2. Consideration of Petition No. 1231-13, 92 Oaks, LLC, Benjamin L. Autrey, Owner, and Joseph L. Robinson, Agent, request to rezone property from EST Estate Residential District and A-R Agriculture-Residential to A-R Agriculture-Residential to develop six (6) residential lots and RDP-011-13 to revise the Development Plan for Rezoning Petition 1158-05. This property consists of 217.15 acres located in Land Lots 130, 140, 141, and 148 of the 4th District and fronts on SR 92 South and Chapman Road.

Joe Robinson said he was involved in the original rezoning to EST back in 2005 and what we are requesting tonight is to revert the zoning on about 217 acres back to A-R and about four (4) acres of the subject property is currently zoned A-R. He stated the current owner has no intention of developing the property under the EST zoning or the current Development Plan and that is why we are requesting that the Development Plan for this portion of the property be deemed void.

Chairman Gilbert asked if there was anyone in the audience that wished to comment of the petitions. Seeing none he closed the public hearing.

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Doug Powell made a motion to approve Petition 1231-13 and RDP-011-13 that the portion of the Development Plan for rezoning Petition 1158-05 containing this rezoning be deemed void.

Jim Graw seconded the motion and said the only point he would like to make is this request does comply with the Comprehensive Plan.

Chairman Gilbert said in his 25 years on the Planning Commission this is only the second time he has seen property revert back to A-R.

Chairman Gilbert called the vote and the motion passed unanimously.

3. Consideration of Amendments to the Fayette County Code of Ordinances, Chapter 20. Zoning Ordinance, Regarding Article III. Definitions, Article V. General Provisions, Sec. 5-45. Standards For Telecommunications Antennas And Towers, and Article VI. District Use Requirements, Sec. 6-22. M-1 Light Industrial District and Sec. 6-23. M-2 Manufacturing and Heavy Industrial District.

Pete Frisina said the amendment to Sec. 5-45 for cell towers involves a procedure for a cell tower to be relocated on the same property through the revision of the site plan and allows two (2) towers to be on the same property for a period of time. He added that the time period to remove the original tower 120 days.

Doug Powell asked why they would do this.

Pete Frisina explained Camp Southern Ground as an example is considering moving an existing cell tower to a different location on the property as the current location is in the middle of the camp and it would be best to have the procedure in place because someone else may want to do the something in the future on another site. He added that our County Attorney advised that this procedure should be addressed in our ordinance as it will allow two (2) towers in close proximity to each other which is not allowed in the ordinance.

Jim Graw asked when the 120 day period starts.

Pete Frisina said when the CO is issued for the replacement tower.

Pete Frisina said the other amendment for this is to the definition of a Planned Tower which now includes a process for a revision to a site plan.

Pete Frisina said the other amendments are to M-1 and M-2 and it is to raise the building height limit from 35 feet to 50 feet.

Al Gilbert asked if there was any one from the public that would like to comment. No one spoke on these subjects.

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Tim Thoms asked if Camp Southern Ground would have to come back through the public hearing process to move the tower since they are a PUD.

Pete Frisina said they would not because the tower was in place prior to the rezoning to PUD and the applicants mentioned at the rezoning that they may relocate the tower. He said we only want to go back through the public hearing process for significant changes.

Doug Powell made a motion to approve the amendments. Bill Beckwith seconded the motion. The motion passed unanimously.

Chairman Gilbert said he would entertain a motion to adjourn the meeting.

Tim Thoms said so moved.

Chairman Gilbert said the meeting was adjourned at 7:17 pm.

**PLANNING COMMISSION
OF
FAYETTE COUNTY**



AI GILBERT, CHAIRMAN

ATTEST:


