

**THE FAYETTE COUNTY PLANNING COMMISSION** met on September 3, 2015 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

**MEMBERS PRESENT:** Brian Haren, Vice-Chairman  
John H. Culbreth  
Al Gilbert  
Arnold L. Martin, III

**MEMBERS ABSENT:** Jim Graw, Chairman

**STAFF PRESENT:** Pete Frisina, Director of Community Services  
Dennis Dutton, Zoning Administrator

**Welcome and Call to Order:**

Vice-Chairman Haren called the Planning Commission Meeting to order. Vice-Chairman Haren introduced the Commission Members and Staff. He stated that Chairman Graw is absent.

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**1. Consideration of the Minutes of the Meeting held on August 20, 2015.**

Al Gilbert made a motion to approve the minutes. Arnold Martin seconded the motion. The motion passed 3-0-1. Brian Haren abstained as he did not attend the meeting on August 20, 2015 and Chairman Graw was absent.

**NEW BUSINESS**

**2. Consideration of a Preliminary Plat of Elysium Fields. The property will consist of 43 residential lots zoned C-S , is located in Land Lots 49, 79, and 80 of the 7<sup>th</sup> District and fronts on Lees Lake Road and Coastline Road.**

Sean Shanks of Moore Bass Consulting said this is a 43 lot subdivision and as far as he knew all departments had approved the Preliminary Plat.

Dennis Dutton said all departments have approved the Preliminary Plat.

Vice-Chairman Haren asked if there was anyone who wished to speak in favor of the Preliminary Plat. Hearing none, he asked if there was anyone who wished to speak in opposition to the Preliminary Plat. Hearing none he said he would bring it back to the Board.

John Culbreth asked when the project will begin.

Sean Shanks said the project would begin late in the fall.

John Culbreth asked on which road the construction entrance would be located.

Sean Shanks said the construction entrance would be on Lee's Lake Road.

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John Culbreth made a motion to approve the Preliminary Plat of Elysium Fields. Arnold Martin seconded the motion. The motion passed 4-0. Chairman Graw was absent.

- 3. Consideration of a Revised Final Plat of Reid Estates. The property will consist of two residential lots zoned A-R and R-75, is located in Land Lots 72 and 89 of the 7<sup>th</sup> District and fronts on Dogwood Trail.**

Vice-Chairman Haren asked if there was anyone who wished to speak in favor of the Revised Final Plat. Hearing none, he asked if there was anyone who wished to speak in opposition to the Revised Final Plat. Hearing none he said he would bring it back to the Board.

Al Gilbert made a motion to approve the Revised Final Plat of Reid Estates. John Culbreth seconded the motion. The motion passed 4-0. Chairman Graw was absent.

- 4. Consideration of a Final Plat of River Park Phase 1B. The property will consist of 20 residential lots zoned C-S, is located in Land Lots 194, 223 and 224 of the 5<sup>th</sup> District and River Park Subdivision fronts on Eastin Road and SR 92 North.**

Dan Greene of Ashford Engineers said he would be happy to answer any questions the Planning Commission may have.

Vice-Chairman Haren asked if there was anyone who wished to speak in favor of the Final Plat. Hearing none, he asked if there was anyone who wished to speak in opposition to the Final Plat. Hearing none he said he would bring it back to the Board.

Arnold Martin made a motion to approve the Final Plat of River Park, Phase 1B. Al Gilbert seconded the motion. The motion passed 4-0. Chairman Graw was absent.

**PUBLIC HEARING**

- 5. Consideration of Petition No. 1249-15, Betty S. Allen, Owner, and Vee Jokijphor, Agent, request to rezone 29.491 acres from A- R to R-40 to develop a Single-Family Residential Subdivision. This property is located in Land Lot 70 of the 7<sup>th</sup> District and fronts on SR 54 and Dockstreet Alley.**

Vice-Chairman Haren asked if there is anyone who would like to speak in favor of the petition.

Dustin Shaw said he would answer any questions the Planning Commission may have.

Arnold Martin asked Dustin Shaw how this development will impact the community and Longboat Subdivision.

Dustin Shaw said they would be adding additional homes to Longboat Subdivision and the proposed homes would be of the same caliber of the homes in Longboat. He added that this will add higher end homes and increase the tax base.

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Arnold Martin asked if he had any concerns with additional traffic.

Dustin Shaw said with this number of homes he didn't think it would have a negative impact on Longboat.

John Culbreth asked if they have had discussions with the Longboat Subdivision about this project.

Dustin Shaw said the agent Vee Jokijphor has had discussions with the subdivision.

Vice-Chairman Haren asked if there was anyone who would like to speak in opposition to the petition.

Eddie Hill said he is president of the HOA and he has some questions regarding the construction access. He also stated that he thought this was different from what was proposed at the last meeting.

Vice-Chairman Haren said that is because of the 10 acres fronting on SR 54.

Pete Frisina said it was advertised for 29.491 acres but the concept plan only showed plans for 19 acres but a concept plan for the entire 29 acres has since been submitted.

Eddie Hill said he didn't have any opposition to the rezoning because the houses would be of the same design and construction of the existing homes in Longboat. He added that his concern is the construction access and how that would affect the existing subdivision. He said he is assuming the sale of the property has been finalized.

Al Gilbert said typically a developer does not buy the property until the rezoning is approved so they have a contingency contract based rezoning.

Vice-Chairman Haren said the Planning Commission is making a recommendation to the Board of Commissioners concerning the rezoning and the Board of Commissioners will approve or deny the rezoning.

Eddie Hill said he would like to know how the construction traffic will affect the subdivision and how long will the construction take to finish.

Vice-Chairman Haren said those are valid concerns but they are outside of the scope of the Planning Commission.

Eddie Hill asked if the property will access SR 54.

Vice-Chairman Haren said the concept plan does not indicate any access to SR 54 and the access will be through Longboat.

Dustin Shaw said the only access proposed is through Longboat with no access to SR 54. He added that they could try to get County approval for a construction access on SR 54 if it is needed but once curb and gutter are put on the streets they will have to come through the existing subdivision. He added that as far as a timeframe it could take six (6) months to build the streets and then a couple months for the Final Plat process before they could start building homes and the timeframe for home construction will depend on the market.

Al Gilbert said he is so happy the property owner and developer could come to an agreement for the whole 29 acres because it was worrying him and some of the other Planning Commission members. He added that the 10 acres fronting on SR 54 would be left A-R and someone could try to come in to rezone for office or commercial and the County's Land Use Plan just doesn't support that type of development. He stated this area is land used for residential development.

John Culbreth made a motion to recommend approval of Petition 1249-15. Al Gilbert seconded the motion. The motion passed 4-0. Chairman Graw was absent.

**6. Consideration of Petition No. RP-057-15, Betty S. Allen, Owner, and Vee Jokijphor, Agent, request to add 24 lots to the Final Plat of Longboat Subdivision. This property is located in Land Lot 70 of the 7th District and fronts on SR 54 and Dockstreet Alley.**

Vice-Chairman Haren said this petition is related to the rezoning it is a request to add these lots to the Longboat Subdivision Final Plat. Vice-Chairman Haren asked if there is anyone who would like to speak in favor of the petition.

Jennifer Hetland asked if it is possible for the County to allow them to access SR 54 and not come through the subdivision for construction. She added there is an existing driveway serving an existing home on the property.

Pete Frisina said GDOT, not the County, controls access to SR 54. He added that the developer could request a construction entrance on SR 54 but they would have to meet GDOT's requirements.

Al Gilbert made a motion to recommend approval of Petition RP-057-15. John Culbreth seconded the motion. The motion passed 4-0. Chairman Graw was absent.

**7. Consideration of Amendments to the Fayette County Code of Ordinances, Chapter 110. Zoning Ordinance, Regarding Article III. General Provisions to permit Administrative Variances.**

Vice-Chairman Haren asked was this not in the ordinance in the past.

Pete Frisina said the Administrative Variance regulations were mistakenly deleted from the Zoning Ordinance possibly in 2012 when a comprehensive review of the ordinance took place and it wasn't until the recodification in 2014 that the staff noticed it was missing. He added that the request is to put it back in the zoning ordinance as it was before.

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Al Gilbert said these regulations avoid putting a citizen through an unnecessary hassle.

Pete Frisina said this gives staff a very small amount of variance that can be applied when someone makes a mistake building a structure. He added for example on a 15 foot setback Staff could approve a variance of only 1.5 feet.

Arnold Martin said without this in the ordinance a person would have to go to the Zoning Board of Appeals for a six (6) inch variance.

Pete Frisina said that is correct.

Vice-Chairman Haren said he can say from being on the Zoning Board of Appeals the County wants these regulations.

Al Gilbert made a motion to recommend approval of the amendment. John Culbreth seconded the motion. The motion passed 4-0. Chairman Graw was absent.

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Arnold Martin made a motion to adjourn the meeting. Vice-Chairman Haren said the meeting was adjourned at 8:00 pm.

**PLANNING COMMISSION OF  
FAYETTE COUNTY**



**BRIAN HAREN, VICE-CHAIRMAN**

**ATTEST:**



