

## **BOARD MEMBERS**

Jim Graw, Chairman  
Arnold L. Martin, III, Vice-Chairman  
John H. Culbreth, Sr.  
Al Gilbert  
Brian Haren

## **STAFF**

Peter A. Frisina, Director of Community Services  
Dennis Dutton, Zoning Administrator  
Chanelle Blaine, Planning and Zoning Coordinator  
Patrick Stough, County Attorney  
Phil Mallon, County Engineer/Public Works Director

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# **AGENDA FAYETTE COUNTY PLANNING COMMISSION MEETING 140 STONEWALL AVENUE WEST July 7, 2016 7:00 pm**

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1. Consideration of the Minutes of the meeting held on June 16, 2016.

*Al Gilbert made a motion to approve the minutes. Motion seconded by Arnold Martin. The motion to approve the minutes was 4-0, with one abstention. John Culbreth abstained.*

## **NEW BUSINESS**

2. Consideration of a Minor Subdivision Plat for RodWrightCorp Property. The property will consist of three (3) residential lots. This property is located in Land Lot 72 of the 4<sup>th</sup> District, fronts on Grant Road and Robinson Road, and is zoned A-R.

*Brian Haren made a motion to approve the Minor Subdivision Plat for RODWRIGHTCORP. Motion seconded by John Culbreth. The plat was approved by a vote of 5-0.*

3. Consideration of a Minor Subdivision Plat of J.K. Singletary and Patricia Singletary Property. The property will consist of one (1) residential lots. This property is located in Land Lots 26 and 39 of the 4<sup>th</sup> District, fronts on Seay Road, and is zoned A-R.

*Al Gilbert made a motion to approve the Minor Subdivision Plat for J.K. Singletary & Patricia A. Singletary. Motion seconded by Arnold Martin. The plat was approved by a vote of 5-0.*

## **PUBLIC HEARING**

4. Consideration of Petition No. 1257-16, TSTT Investments, LLC, Owner, and Brent Holdings, LLC, Donna Black & Randy Boyd, Agents request to rezone 212.832 acres from A-R and R-40 to PUD-PRD to develop a Single-Family Residential Subdivision with 91 lots. This property is located in Land Lots 4, 5, 28, 29, and 30 of the 7th District and fronts on Ebenezer Church Road and Davis Road.

*Jim Graw made a motion to recommend approval for R-80 zoning of Petition No. 1257-16. Motion seconded by Brian Haren. The zoning petition was recommended for approval by a vote of 3-2. Jim Graw, Brian Haren, and Arnold Martin voting in favor of the petition. Al Gilbert and John Culbreth voting against the petition.*

5. Consideration of Petition No. 1258-16. Sara M. Ellis Estate, Owner and Becky Crawford, BHHS Georgia Properties, Agent request to rezone 5.89 acres from A-R to C-H to develop a Plasma Donation Center. This property is located in Land Lots 168 and 185 of the 5th District and fronts SR 85 North.

***Al Gilbert made a motion to table the petition until the August 4, 2007 Planning Commission meeting. Motion seconded by John Culbreth. The motion passed by a vote of 5-0.***

6. Consideration of Petition No. 1259-16, Shelly M. Godby & Regina D. Godby, Owners, and Rod Wright, Agent request to rezone 38.995 acres from A-R to R-70 to develop a Single-Family Residential Subdivision with 17 lots. This property is located in Land Lots 37 and 60 of the 7th District and fronts on Ebenezer Road and Davis Road.

***Arnold Martin made a motion to recommend approval for R-70 zoning of Petition No. 1259-16. Motion seconded by John Culbreth. The zoning petition was recommended for approval by a vote of 5-0.***

7. Consideration of Amendments to the Fayette County Code of Ordinances, Chapter 110. Zoning Ordinance, Regarding Section 110-3 Definitions, Section 110-25 A-R, Agricultural-Residential District, Section 110-91 Recreational Vehicle, and Section 110-169 Conditional Use Approval Concerning A-R Wedding/Event Facility, Deer Processing Facility and Recreational Vehicles and Boats.

***Al Gilbert made a motion to recommend approval for text amendment to the Zoning Ordinance Motion seconded by Arnold Martin. The text amendment to the Zoning Ordinance was recommended for approval by a vote of 5-0.***

8. Consideration of Amendments to the Fayette County Code of Ordinances, Chapter 104. Development Regulations, Section 104-27. Uses and Structures, Section 104-28. Site Plans, Section 104-29. Compliance, Section 104-55. Driveway and Encroachment Control, Section 104-63. Road and Intersection Visibility, Section 104-111. Purpose and Intent, Section 104-113. General Provisions, Section 104-114. Landscape Requirements and Submittals, Section 104-115. Landscape and Buffer Categories, Section 104-152. General Provisions, Section 104-153. Tree Retention, Protection and Replacement Requirements, Section 104-154. Appeals and Variances, Section 104-155. Violations, Enforcement and Penalties, Section 104-212. Reduction of Parking and Maximum Lot Coverage, Section 104-213. Street Access; Curb Cuts in Other Than Residential Districts, Section 104-213. State Highway Department Approval, Section 104-215. Corner Visibility Clearance, Section 104-217. Design Standards, Section 104-218. Location, Section 104-219. Recreational Vehicle Parking, Section 104-220. Minimum Number of Loading Spaces Required, Section 104-221. Number of Parking Spaces, Concerning A-R Wedding/Event Facility, Deer Processing Facility, Nonresidential Construction Permit and Compliance Procedures, Street Design and Specifications, Nonresidential Development Landscape Requirements, Tree Retention, Protection and Replacement, and Off-Street Parking and Service Requirements.

***Al Gilbert made a motion to recommend approval for amendment to the County Codes. Motion seconded by Brian Haren. The amendment to the County Codes was recommended for approval by a vote of 5-0.***

9. Consideration of Amendments to the Fayette County Code of Ordinances, Chapter 110. Zoning Ordinance, Regarding Article III. -General Provisions Concerning Hens in Conjunction with Residential Use.

***Arnold Martin made a motion to recommend approval for text amendment to the Zoning Ordinance. Motion seconded by Brian Haren. The text amendment to the Zoning Ordinance was recommended for approval by a vote of 5-0.***

10. Consideration of amendments to the Fayette County Code of Ordinances, Chapter 110., Article I – In General. Sec. 110-3. –Definitions, Article IV. - District Use Requirements, Sec. 110-145. and Sec. 110-146., Article V. - Conditional Uses, Nonconformances, Transportation Corridor Overlay Zone, and Commercial Development Standards, Sec. 110-169. Conditional Use Approval., Sec. 110-173. - Transportation Corridor Overlay Zone. (3) General State Route Overlay Zone, and Sec. 110-174. – Commercial Development Standards., concerning the proposed Starr’s Mill Historic Overlay District and Overlay Zone.

***John Culbreth made a motion to recommend approval for text amendment to the Zoning Ordinance. Motion seconded by Al Gilbert. The text amendment to the Zoning Ordinance was recommended for approval by a vote of 5-0.***

11. Consideration of the proposed Color Palette and Brick Palette for the Starr’s Mill Historic Overlay District and Overlay Zone.

***Arnold Martin made a motion to recommend approval of the Color Palette and Brick Palette. Motion seconded by Brian Haren. The motion was recommended for approval by a vote of 5-0.***

12. Consideration of amendments to the Land Use Element Text And Future Land Use Plan Map of the Fayette County Comprehensive Plan for the Starr’s Mill Historic Overlay District in the area of the Intersection of State Route 74, State Route 85 And Padgett Road.

***John Culbreth made a motion to recommend approval for amendment to the Fayette County Land Use text with one correction, and the Future Land Use Plan Map. Motion seconded by Al Gilbert. The amendment to the Fayette County Comprehensive Plan was recommended for approval by a vote of 5-0.***