

THE FAYETTE COUNTY PLANNING COMMISSION met on January 5, 2017 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Jim Graw, Chairman
Brian Haren
John H. Culbreth, Sr.
Al Gilbert

MEMBERS ABSENT: Arnold Martin, III

STAFF PRESENT: Peter A. Frisina, Director of Community Services
Chanelle Blaine, Planning and Zoning Coordinator

Welcome and Call to Order:

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

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1. Consideration of the Minutes of the Meeting held on December 1, 2016.

Al Gilbert made a motion to approve the minutes. John Culbreth seconded the motion. The motion passed 4-0. Arnold Martin was absent from the meeting.

2. Consideration of the Minutes of the Meeting held on December 15, 2016.

Brian Haren made a motion to approve the minutes. John Culbreth seconded the motion. The motion passed 4-0. Arnold Martin was absent from the meeting.

3. Election of the Chairman.

Al Gilbert made a motion to nominate Brian Haren as Chairman and John Culbreth Graw seconded the motion. Al Gilbert made a motion to close the floor to nominations, John Culbreth seconded the motion and the motion passed unanimously. The motion to elect Brian Haren as Chairman passed 3-0-1 with Brian Haren abstaining from the vote. Arnold Martin was absent from the meeting.

4. Election of the Vice-Chairman.

Jim Graw made a motion to nominate John Culbreth as Vice-Chairman and Al Gilbert seconded the motion. Jim Graw made a motion to close the floor to nominations, Brian Haren seconded the motion and the motion passed unanimously. The motion to elect John Culbreth as Vice-Chairman passed 4-0. Arnold Martin was absent from the meeting.

5. **Election of the Secretary.**

Al Gilbert made a motion to nominate Chanelle Blaine as Planning Commission Secretary, John Culbreth seconded the motion and the motion passed unanimously. The motion to elect Chanelle Blaine as Planning Commission passed 4-0. Arnold Martin was absent from the meeting.

NEW BUSINESS

6. **Consideration of a Final Plat of River Park Phase II Subdivision. The property will consist of 45 residential lots. This property is located in Land Lot(s) 223 & 224, of the 5th District, fronts on S.R. 92, and is zoned C-S.**

Chairman Haren reads a memo from Bryan Keller in Environmental Management:

Planning Commission Members,

It the Environmental Management Departments recommendation that the final plat for River Park Phase II be tabled until the next planning commission meeting for the follow reasons:

1. A final inspection has not been requested by the subdivider.
2. The right of way has not been stabilized with permanent stabilization nor has a performance bond been submitted for the permanent stabilization.
3. There is an excessive amount of rock/boulders within the right of way which must be removed due to safety concerns. Please see the attached photos taken today of some of the rock/boulders and lack of stabilization.
4. The plat must be recorded within 90 days of approval of the planning commission. Failure to do so will require the process to start again. While these items could be addressed within 90 days, we feel tabling the plat for two weeks is a better option.

Chairman Haren asked if the representative of the petitioner would like to speak in favor.

Daniel Green stated that he is an engineer on the project representing the owner. He said they don't pose any objection to the two (2) week delay. He added that it is a result of the power company coming in destroying the right-of-way and piling the rocks up. He stated that they feel comfortable they will be ready in two (2) weeks. He said they are expecting final bids back tomorrow and the only delay would be the weather coming in this weekend but they are hopeful they will be done by the end of next week.

Jim Graw asked if they could have it done in two (2) weeks.

Daniel Green replied that he asked them and they said they could. He stated that if they get the bids back tomorrow, and hire someone tomorrow, they will be starting on Tuesday. He added and they feel like they can get it done in the two (2) week period.

Jim Graw replied okay.

Daniel Green stated that he asked them if they preferred to do the bond or something else. He said they said they feel comfortable they could get it done.

Chairman Haren asked if anyone had any other questions.

Pete Frisina stated that we have a representative from the Environmental Management Department.

Vanessa Birrell stated that she was the Director of Environmental Management. She asked if they would post a bond, because they will not be able to get stabilization in two (2) weeks. She said that they requested a bond from the owner before.

Daniel Green stated that he hadn't heard about this, and that they have maintenance bond.

Chairman Haren asked if two (2) weeks enough and if they should table it until February.

Pete Frisina stated that they could table it for two (2) weeks, and then after two (2) weeks see if they are done.

Chairman Haren replied or we can table it to February with a higher insurance that it will all be taken care of.

Chairman Haren asked if there were any other comments.

Al Gilbert stated that with the weather coming in he knows the intent is good but that could also hold things up on getting the work done.

Al made a motion that they table it to February 2.

Jim Graw seconded the motion.

Daniel Green stated that he knows the owner would be entirely against it. He said that the roads were fully stabilized three (3) months ago and the power company came in and destroyed them. He added that they were supposed to return them back to that state. He stated that they would not be able to get grass to grow by next week but they will have them fully stabilized in terms of seeded and straw and we will be right ready to come back and do it again if that's necessary. He reiterated that they were really upset and disappointed to hear that it would be tabled tonight. He said that he agreed it needed to be tabled tonight because it is not in good shape at the moment but it wasn't from anything that they did. He added that it is not much they can do about the power company; there is not a different customer they can go to. He stated that they are refusing to come back by and do anything. He reiterated that the bids are coming in tomorrow and they will turn the loose when they can. He added if they don't get the weather we expect they will be starting on Saturday.

Chairman Haren brought it back for discussion. Hearing none; he stated with these issues and the weather we have coming and the questions we still have from the Environmental Management Division and some of the other issues he noted on the subdivision plat earlier today which may or may not be taken care of; I feel more comfortable putting this off until February 2. He said to ensure we are not having the same discussion in two (2) weeks.

John Culbreth stated he agreed with Chairman Haren because there seems to be some controversy about the delivery of the bonds and documentation. He said that he thinks that should be a drop dead date on clearing everything up. He added that if you can get it done right after that you are in good shape.

Chairman Haren asked if there were any other discussion.

The motion passed 4-0. Arnold Martin was absent from the meeting.

7. **Consideration of Petition No. 1262-17, Mahmoud J. Amercani & Hadia Youssef, Owner, and Randy M. Boyd, Agent, request to rezone 14.39 acres from A- R to R-85 to develop a Single-Family Residential Subdivision. This property is located in Land Lot(s) 26 &39 of the 5th District and fronts on Seay Road. Applicant has requested to table the Rezoning Petition.**

Chairman Haren asked when they would like to table it.

Pete Frisina replied they want to table and change their request from R-85 to R-80. He said they would still have a minimum of three (3) acres but less setback and house size,

Chairman Haren asked how long we give them.

Pete Frisina replied February 2. He said that we have to re-advertise.

Chairman Haren asked if anyone would like to speak in favor of the petition. Hearing none; he asked if anyone would like to speak in opposition. Hearing none; he brought it back to the Planning Commission for discussion.

John Culbreth made a motion to recommend acceptance of the request to table the rezoning petition until February 2, 2017. Al Gilbert seconded the motion. The motion passed 4-0. Arnold Martin was absent from the meeting.

8. **Consideration of Petition No. RP-061-17, Mahmoud J. Amercani & Hadia Youssef , Owner, and Randy M. Boyd, Agent, request to add 4 lots to the Final Plat of J.K Singletary and Patricia A. Singletary. This property is located in Land Lot(s) 26 & 39 of the 5th District and fronts on Seay Road. Applicant has requested to table the Rezoning Petition.**

Pete Frisina stated that this was a companion to the petition beforehand.

Chairman Haren asked if anyone would like to speak in favor of the petition. Hearing none; he asked if anyone would like to speak in opposition. Hearing none; he brought it back to the Planning Commission for discussion.

Jim Graw made a motion to recommend acceptance of the request to table the revise plat petition. John Culbreth seconded the motion. The motion passed 4-0. Arnold Martin was absent from the meeting.

9. **Consideration of Petition No. 1263-17, Fayette County Board of Commissioners, Owner, and Phil Mallon, Agent, request to rezone 0.27 acres from C- H to R-70. This property is located in Land Lot(s) 256 of the 13th District and fronts on Veterans Parkway.**

Chairman Haren asked if anyone would like to speak in favor of the petition.

Phil Mallon stated that he had nothing to add.

Hearing none; Chairman Haren asked if anyone would like to speak in opposition of the petition. Hearing none; he brought it back to the Planning Commission.

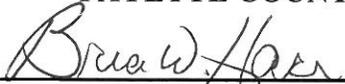
Al Gilbert made a motion to approve Petition 1263-17. John Culbreth seconded the motion. The motion passed 4-0. Arnold Martin was absent from the meeting.

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

Jim Graw said so moved.

Chairman Haren said the meeting was adjourned at 7:32 pm.

PLANNING COMMISSION
OF
FAYETTE COUNTY



BRIAN HAREN, CHAIRMAN

ATTEST:

