

**THE FAYETTE COUNTY PLANNING COMMISSION** met on August 3, 2017 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

**MEMBERS PRESENT:** Brian Haren, Chairman  
John H. Culbreth, Sr., Vice-Chairman  
Danny England  
Jim Graw  
Al Gilbert

**STAFF PRESENT:** Chanelle Blaine, Zoning Administrator  
Chakevia Jones, Planning and Zoning Coordinator

**Welcome and Call to Order:**

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

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1. **Swearing in of Danny England.**
2. **Election of the Planning Commission Secretary.**

Al Gilbert made a motion to elect Chakevia Jones as Planning Commission Secretary. John Culbreth Seconded the motion. The motion passed 5-0.

3. **Consideration of the Minutes of the meeting held on July 20, 2017.**

Jim Graw made a motion to approve the minutes. Al Gilbert seconded the motion. The motion passed 3-2. John Culbreth and Danny England abstained.

**NEW BUSINESS**

4. **Consideration of a Final Plat of Ebenezer Estates Phase 2. The property will consist of nine residential lots zoned R-70, is located in Land Lots 59 of the 7th District and fronts on Seay Road.**

Rod Wright stated I was requesting approval of the Final Plat of Ebenezer Estates Phase 2. I want to make a correction; it's on Ebenezer, not Seay Road. We've met all the conditions and everything for recording the final plat.

Jim Graw asked what's the minimum contiguous area for two acres.

Rod Wright said I can't answer that question.

Chanelle Blaine said give me a second Jim, I'll find it.

Chairman Haren said Jim do you have a particular lot in mind.

Jim Graw said I think it's lot 16.

Chanelle Blaine said it's 0.9.

Chairman Haren said thank you. Is there anybody here who would like to speak against this request? I'll bring it back to the board. Any questions or comments.

Danny England asked is there a minimum road frontage to maintain.

Chanelle Blaine said the minimum road frontage for every lot in Fayette County is 100 feet.

Danny England said there's a table on the survey that list property lines for lots 16 and 15, but the property lines for lot C7 and C6 are not present. Do you have an idea why those aren't? Is that an issue?

Chairman Haren said I think that's because those are considered flag lots.

Danny England asked is there a provision for flag lots.

Chairman Haren said I believe there is, but I'm not sure what it is.

Chanelle Blaine said I checked these myself and they measure out to 100 feet.

Chairman Haren said and that's both for C7 and C6 right.

Chanelle Blaine said yeah, they do.

Danny England said there are a handful that show up in the table, there are a handful that are missing, but those are the two (2) that are close to not wide enough.

Chanelle Blaine said I'm not sure why it's not on the table, but I measured them and they're both 100 feet.

Chairman Haren said any other questions or comments. Do I have a motion?

John Culbreth made a motion to approve the Final Plat of Ebenezer Estates Phase 2. Al Gilbert seconded the motion. The motion passed 5-0.

**PUBLIC HEARING**

**5. Consideration of Petition No. 1268-17, Elizabeth R. Arnold, Owner, and Broderick Arnold, Agent, request to rezone 1.00 acre from A-R to R-40. This property is located in Land Lot 70 of the 5<sup>th</sup> District and fronts on Price Road.**

Broderick Arnold said I'm her son, acting as her agent. We are asking that this property be rezoned from A-R to R-40 for the purpose of either building a house or selling the piece of property on the corner of Tributary Way and Price Road.

Brian Haren asked how long have you owned the property.

Broderick Arnold said it was passed down to my mother from my father. I believe he, who is deceased now, I believe they've had that property fifty (50) years now.

Al Gilbert stated this does clear up a one (1) acre A-R lot.

Brian Haren said I don't know how many one (1) acre A-R lots there are left in the county, but there can't be too many.

Jim Graw said I talked to Pete a little bit about this the other day and the lot is a legal nonconforming lot in two respects. It's legal nonconforming because it's a one (1) acre lot in A-R, and second because it doesn't have enough road frontage. If we vote to recommend it be rezoned to one (1) acre it still would be a legal nonconforming lot because it doesn't have enough road frontage.

Chanelle Blaine stated it's not the road frontage, it's not wide enough. The lot width, not the frontage. It needs to be 125 for R-40, but it's closer to R-40 for the size.

Jim Graw said R-40 requires 125 and they have 100. It would still remain a legal nonconforming lot. My concern was would there still be problems for the property owner and Pete assured me there would be no problems at all for the property owner.

Brian Haren said if it's classified as a legal nonconforming lot, which it is, then there wouldn't be a problem.

Jim Graw said I asked Pete how it got this way and he said back in 1969 there were no rules.

Brian Haren asked if the street address goes on Price Road or Tributary Way.

Chanelle Blaine said it depends on where they build the structure. If the driveway is off Price Road then it would have a Price Road address. If the driveway is off of Tributary it would have a Tributary address.

Al Gilbert made a motion to recommend approval of Petition No. 1268-17. John Culbreth seconded the motion. The motion passed 5-0.

6. **Consideration of Petition No. T-020-17, Verizon Wireless, Owner, and Jenna E. Lee, Agent, request a reduction of the requirements of Sec. 110-150. Standards for Telecommunications Antennas and Towers to develop a 190 foot Monopole Telecommunication Tower. The request is to reduce the tower separation requirement of one (1) statute mile to .7 miles. This property is located in Land Lot 129 of the 4th District and fronts on SR 85 and 85 Hwy Connector. (This item cannot be heard due to issues with the required Balloon Test.)**

Chairman Haren stated that because of technical issues with the balloon we're going to table this until the next public hearing. Is everybody ok with that.

Al Gilbert said we need a motion and a second.

Chairman Haren said yeah, I realize that. So what is the date of the next public hearing?

Chanelle Blaine said September 7.

Jim Graw made a motion to table Petition No.T-020-17 until the September 7, 2017 meeting. John Culbreth seconded the motion. The motion passed 5-0.

John Culbreth asked if the balloon test is a part of the requirements.

Chanelle Blaine said it's a requirement.

Chairman Haren said every place I've dealt with it's been a requirement.

Al Gilbert said what they have to do is put the balloon where the tower is going at the height of the tower.

Chairman Haren said is there any other business.

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Jim Graw made a motion to adjourn the meeting. John H. Culbreth seconded the motion. The motion passed 3-0. The meeting was adjourned at 7:24 pm.

PLANNING COMMISSION  
OF  
FAYETTE COUNTY

  
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BRIAN HAREN, CHAIRMAN

ATTEST:

  
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