

THE FAYETTE COUNTY PLANNING COMMISSION met on March 15, 2018 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
Al Gilbert
Jim Graw

STAFF PRESENT: Peter A. Frisina, Director of Community Services
Chanelle Blaine, Zoning Administrator
Chakevia Jones, Planning & Zoning Coordinator

ZBA MEMBERS PRESENT: Bill Beckwith, Zoning Board of Appeals

Welcome and Call to Order:

Chairman Haren called the Planning Commission Meeting to order.

1. Consideration of the Minutes of the meeting held on February 15, 2018.

Al Gilbert made a motion to approve the minutes from the meeting held on February 15, 2018. Jim Graw seconded the motion. The motion passed 4-0-1. Danny England abstained from voting.

2. Consideration of the Minutes of the meeting held on March 1, 2018.

Al Gilbert made a motion to approve the minutes from the meeting held on March 1, 2018. John Culbreth seconded the motion. The motion passed 5-0.

NEW BUSINESS

3. Consideration of a Preliminary Plat of The Reserve at Kelley Lake. The property will consist of 20 residential lots zoned A-R, is located in Land Lot(s) 93 & 94 of the 4th District and fronts on Bankstown Road.

Jason Betsill stated that the development consist of 117 acres previously owned by the Duke family. He said the Duke family had sold a similar tract of land which was developed into beautiful homes. Mr. Betsill stated that he was seeking to build a subdivision that brought value to the community. He added that he's built another subdivision of similar design at the corner of Morgan Mill and Bankstown.

Jim Graw asked if the floodplain on lots 11, 12, 13, and 14 affect development.

Jason Betsill replied that we would have to present engineered erosion control plans on those lots to

the county.

Pete Frisina said the plat shows floodplain, plus watershed protection buffers and setbacks.

Brian Haren asked where the curb cut would be for lot seven (7).

Jason Betsill replied that in an A-R setting it's all open ditches and there is no real curb cut.

Brian Haren asked where the driveway would be.

Jason Betsill replied that it would be on the right hand side next to the edge of the property.

John Culbreth asked if there were multiple entrances into the subdivision.

Jason Betsill replied that there is just one entrance,

Jim Graw asked if there was a creek running through lots six (6) and seven (7).

Pete Frisina said it was an intermittent stream with buffers and setbacks.

Danny England asked if there was a minimum width on lot 20

Chanelle Blaine said yes, it's 258.97 feet, and the minimum lot width is 250 feet.

John Culbreth made a motion to recommend approval of the Preliminary Plat of The Reserve at Kelley Lake. Danny England seconded the motion. The motion passed 5-0.

4. Discussion of auto brokers and internet sales in the O-I zoning district.

John Culbreth asked if the ordinance has to have a stipulation saying there will be no goods on the property.

Pete Frisina said we will determine what's stated in the ordinance.

Jim Graw asked if auto brokers and internet sales can be permitted in the O-I zoning district, but with heavy restrictions.

Pete Frisina said we can.

Jim Graw said if the Planning Commission doesn't exercise some kind of control in this matter it can mushroom and get out of hand,

Brian Haren asked what the intent of the O-I zoning district.

Pete Frisina stated that the O-I district is composed of certain lands and structures having office and

institutional uses which are compatible with or provide a transition into low-intensity land uses. He also added that sales are secondary to the primary function.

No action was taken on this item and the discussion will be continued at a future meeting.

5. Discussion of site plan requirements for A-R uses.

No action was taken on this item and the discussion will be continued at a future meeting.

6. Discussion of tourist accommodations.

No action was taken on this item and the discussion will be continued at a future meeting.

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

Al Gilbert said so moved. John Culbreth seconded the motion and the motion passed 5-0.

The meeting was adjourned at 7:30 pm.

PLANNING COMMISSION
OF FAYETTE COUNTY, GA



BRIAN HAREN, CHAIRMAN

ATTEST:


