

THE FAYETTE COUNTY PLANNING COMMISSION met on March 7, 2019 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

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

MEMBERS ABSENT: Al Gilbert

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

Welcome and Call to Order:

Chairman Culbreth called the Planning Commission Meeting to order.

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- 1. Consideration of Minutes of the Planning Commission meeting held on Thursday, February 21, 2019.**

Jim Graw made a motion to table the consideration of the minutes of the meeting held on February 21, 2019 to the next meeting. Brian Haren seconded the motion. The motion passed 4-0. Al Gilbert was absent.

NEW BUSINESS

- 2. Consideration of a Final Plat of Goza Road Subdivision. The property will consist of four (4) residential lots zoned R-80, is located in Land Lot(s) 227 & 228 of the 4th District and fronts on Goza Road and State Route 85.**

Rick Halbert said he would move ahead with his request with four (4) Planning Commission members.

Brian Haren asked the applicant if he was aware of the two (2) conditions.

Rick Halbert said he was aware of the two (2) conditions.

Brian Haren said the two conditions are: the abandoned wells must be properly filled and documentation is required by a certified well driller, and septic tanks which served structures of the property must be properly abandoned by pumping, crushing including cracking of the floor tank and filling with debris free soil.

Rick Halbert stated that he agreed with the conditions. He stated that the he is working with the Environmental Health Department and if possible he would like to keep the wells.

Brian Haren asked if the septic tanks in question have been taken out.

Rick Halbert said they have been taken out during the demolition process and he is finishing up the paper work but they have since found a fourth septic tank that they are in the process of removing.

Pete Frisina said he wanted to clarify that Rick Halbert is still working with the Environmental Health Department to resolve these issues.

Chairman Culbreth asked if there was anyone that would like to speak against the petition, hearing none he brought it back to the board.

Brian Haren made a motion to approve the Final Plat of the Goza Road Subdivision with two (2) conditions. Danny England seconded the motion. The motion passed 4-0. Al Gilbert was absent.

3. Consideration of Petition No. RP-071-19, Brent Payne, Owner, request to revise the Minor Subdivision Plat of Brent Payne by adding seven (7) acres of property from an existing tract to the existing 5.349 acre lot. This property is located in Land Lot 59 of the 7th District and fronts on Willow Road.

Brent Payne said he wants to add seven (7) acres to his five (5) acre lot to build a barn.

Chairman Culbreth asked if there was anyone that would like to speak against the petition, hearing none he brought it back to the board.

Jim Graw asked if the seven (7) acres you want to add, is that he total that you have.

Brent Payne said he has five (5) additional acres.

Jim Graw said then that is total of 12 acres. He then asked if he was trying to build an additional home site.

Brent Payne said he is not building an additional home site.

Brian Haren made a motion to approve Petition RP-071-19 to revise the Minor Subdivision Plat of Brent Payne. Danny England seconded the motion. The motion passed 4-0. Al Gilbert was absent.

4. **Consideration of Petition No. 1280-19, Kevin M. McFarland, Deborah J. McFarland, and Felix Enriquez, Owners, and Jerry Peterson, AIA, Agent, request to rezone 16.74 acres from A-R to O-I. Applicant is developing an Event Venue. This property is located in Land Lot 127 of the 5th District, and fronts on State Route 54 West.**

Jerry Peterson said he wanted to move forward with his petition with four Planning Commission members. He said this request is to rezone the Daisy Hill event center from A-R to O-I and the event center is permitted under A-R. He stated they now want to use the existing home for nonresidential as an office and an area where the bride and wedding party can get ready for a wedding and in order to do this they need to zone to O-I. He added that the property to the east is zoned O-I.

Chairman Culbreth asked if there was anyone that would like to speak against the petition, hearing none he brought it back to the board.

Jim Graw asked Jerry Peterson if he was aware of the recommended condition.

Jerry Peterson said he would like to hear the condition.

Danny England said the condition is "That all necessary variances be approved by the Zoning Board of Appeals prior to the submittal of the revised site plan necessary for utilization of the existing residence in a nonresidential manner including installation of proposed access drive and parking."

Jerry Peterson said they were aware of the condition.

Pete Frisina said it was necessary and amendments were made to the zoning ordinance last year in anticipation of this facility.

Jim Graw asked if this property falls in the overlay zone.

Pete Frisina said it did fall in the overlay zone and the acreage higher than usual but a large portion of the property contains a lake leaving about eight (8) usable acres.

Jim Graw said the event facility would need 15 acres in A-R.

Pete Frisina said that is correct.

Brian Haren asked if the rezoning of the property was necessary for the use of the house or could it remain A-R.

Pete Frisina said it was necessary and amendments were made to the zoning ordinance last year in anticipation of this facility. He said when we were developing the A-R Wedding and event facility

use the anticipation was someone was going to live in the house and the event facility would accessory to the house as it was an extension of the agricultural use of the property.

Danny England said since no one is planned to live here it is best to move it over to O-I. He asked what the original plans for the house were.

Jerry Peterson said originally they were going to demolish the house.

Chad Floyd said they now want to use the house as an office and a bridal suite.

Brian Haren made a motion to approve Petition 1280-19 to rezone 16.74 acres from A-R to O-I to develop an Event Venue with one (1) condition. Jim Graw seconded the motion. The motion passed 4-0. Al Gilbert was absent.

5. Consideration of Petition No. 1281-19, Jacky Matthews, Owner, and Jerry Peterson, AIA, Agent, request to rezone 28.99 acres from A-R to R-50. Applicant is developing a Residential Subdivision consisting of 16 lots. This property is located in Land Lot 89 of the 7th District, and fronts on Dogwood Trail.

Jerry Peterson said he wanted to move forward with his petition with four Planning Commission members. He said this 28.99 acres that is currently zoned A-R and we are requesting R-50 zoning for 16 one (1) acre lots. He added that there was recently an R-50 zoning request approved to the west along Dogwood Road. He said the land use plan is for one (1) acre lots and we feel this is consistent with the plan. He added that the concept plan shows 16 lots and the road will be located about where the existing driveway for the house is located and there is good visibility in both directions. He said a small pond will be kept for a neighborhood park. He stated that the back part of the property has a ridge line and that is where most of the houses will be located and the houses should be valued at around \$400,000. He stated that there will be a Homeowners Association.

Chairman Culbreth asked if there was anyone that would like to speak against the petition, hearing none he brought it back to the board.

Brian Haren said the request is consistent with the Land Use Plan.

Danny England asked if there was an existing house on the property.

Jerry Peterson said there is one (1) existing house and a shed that will be removed.

Jim Graw said there is a dock on the pond indicated on the site plan and is it an existing dock or proposed.

Jerry Peterson said it is a proposed dock and also they want to put a soft path around the pond.

Jim Graw asked how big the pond is.

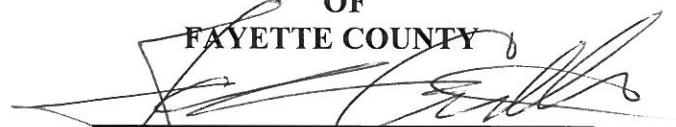
Jerry Peterson said maybe a half acre.

Jim Graw made a motion to approve Petition 1281-19 to rezone 28.99 acres from A-R to O-I to develop a Residential Subdivision with 16 lots. Brian Haren seconded the motion. The motion passed 4-0. Al Gilbert was absent.

Chairman Culbreath said he would entertain a motion to adjourn the meeting. Danny England made a motion to adjourn. Brian Haren seconded the motion and the motion passed 4-0. Al Gilbert was absent.

The meeting was adjourned at 8:00 pm.

PLANNING COMMISSION
OF
FAYETTE COUNTY



JOHN CULBRETH, CHAIRMAN

ATTEST:



HOWARD L. JOHNSON
PLANNING COMMISSION SECRETARY