

**THE FAYETTE COUNTY PLANNING COMMISSION** met on August 1, 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  
Al Gilbert  
Brian Haren  
Arnold L. Martin, III

**STAFF PRESENT:** Chanelle Blaine, Zoning Administrator  
Howard Johnson, Planning and Zoning Coordinator

**STAFF ABSENT:** Pete A. Frisina, Director of Community Services

**Welcome and Call to Order:**

Chairman Culbreth called the Planning Commission Meeting to order.

- 1. Consideration of the Minutes of the Planning Commission meeting held on Tuesday, July 18, 2019.**

Al Gilbert made a motion to approve the minutes of the meeting held on Thursday, July 18, 2019. Danny England seconded the motion. The motion passed 5-0.

**NEW BUSINESS**

- 2. Consideration of a Minor Subdivision Plat of Jones Circle. The property will consist of one lot zoned A-R, is located in Land Lot 195 of the 4<sup>th</sup> District and fronts on Jones Circle.**

Chairman Culbreth asked if the petitioner was present.

Mark Jones, the petitioner replied, yes.

Chairman Culbreth asked if the petitioner had any comments.

Being none, Chairman Culbreth asked the members of the Planning Commission if they had any comments.

Danny England asked if this is the property where we previously added property from the family.

Chanelle Blaine replied, yes that is correct.

Brian Haren made a motion to approve the Minor Subdivision Plat of Jones Circle. Al Gilbert seconded the motion. The motion passed 5-0.

**3. Consideration of a Preliminary Plat of Godby Park Subdivision. The property will consist of 17 lots zoned R-70, is located in Land Lots 37 and 60 of the 7<sup>th</sup> District and fronts on Ebenezer Road and Davis Road.**

Chairman Culbreth asked if the petitioner was present.

Rod Wright, the petitioner replied, yes.

Chairman Culbreth asked if the petitioner had any comments.

Rod Wright stated, I am requesting the approval of a preliminary plat.

Chairman Culbreth asked the members of the Planning Commission if they had any questions.

Arnold Martin, III, questioned maybe a year ago, there was another community that we were looking and one of their concerns was Davis Road, in terms of not just traffic but flooding, is still that a concern.

Rod Wright replied there is no access unto Davis Road, with this current configuration.

Brian Haren questioned, so Lot 12 is a flag lot and there is some kind of culvert proposed, so all of the buildable property is deep into the lot, will the family retain that triangular piece.

Rod Wright explained that the triangle piece is actually located on adjacent parcels and not part of this project.

Chairman Culbreth asked the members of the Planning Commission if they had any additional questions or discussion.

Arnold L. Martin, III made a motion to approve the Preliminary Plat of Godby Park Subdivision. Brian Haren seconded the motion. The motion passed 5-0.

**4. Consideration of a Preliminary Plat of River Run Subdivision. The property will consist of 13 lots zoned R-70, is located in Land Lots 80 and 81 of the 7<sup>th</sup> District and fronts on Coastline Road.**

Chairman Culbreth asked if the petitioner was present.

John Palmer representing Pulte Homes replied, yes sir.

Al Gilbert stated that we discussed this project during the last meeting.

Chairman Culbreth asked if the petitioner had any comments.

John Palmer stated that he appreciated the staff and everyone working with him.

Chairman Culbreth then asked are there any questions by members of the Planning Commission.

Chairman Culbreth explained that he has a variance approval for this the plat.

Chairman Culbreth asked John Palmer does he anticipate to start building within the next 60 to 90 days.

John Palmer replied that once we finish this (platting), we will move to full-on plans, we will obtain land disturbance permits, we will go back through the full process with the County and resubmit. So as soon as we get through this step, we will start full-on plans.

Chairman Culbreth asked, this year.

John Palmer replied yes, that's our plan, as long as we can make through the review process in due time.

Chairman Culbreth asked to entertain a motion.

Brian Haren made a motion to approve the Preliminary Plat of River Run Subdivision. Al Gilbert seconded the motion. The motion passed 5-0.

Chairman Culbreth asked if there are any other items.

Al Gilbert asked Chanelle Blaine whether Pete Frisina was looking into the contiguous area regulations.

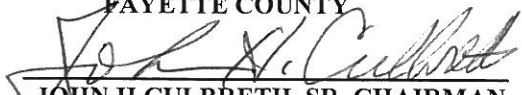
Chanelle Blaine replied that Pete Frisina is still working on the subdivision regulations and Vanessa Birrell, the head of Environmental Management, are working on the contiguous area regulations and they are still working on it.

Chairman Culbreth called for a motion to adjourn. Al Gilbert made a motion to adjourn. Danny England seconded the motion. The motion passed 5-0.

The meeting adjourned at 7:08 pm.

\*\*\*\*\*

PLANNING COMMISSION  
OF  
FAYETTE COUNTY

  
JOHN H. CULBRETH, SR, CHAIRMAN

ATTEST:  
  
HOWARD L. JOHNSON  
PLANNING COMMISSION SECRETARY