

THE FAYETTE COUNTY PLANNING COMMISSION met on October 3, 2019 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: John H. Culbreth, Chairman
Al Gilbert
Brian Haren
Arnold L. Martin, III

MEMBERS ABSENT: Danny England, Sr., Vice-Chairman

STAFF PRESENT: Pete 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.

- 1. Consideration of the Minutes of the Planning Commission meeting held on Thursday, September 19, 2019.**

Brian Haren made a motion to table the minutes until the next Planning Commission meeting on October 17th, 2019. Al Gilbert seconded the motion. The motion passed 4-0. Danny England was absent.

NEW BUSINESS

- 2. Consideration of a Minor Subdivision Plat of the Ovrevik Property. The property will consist of six (6) lots zoned A-R, is located in Land Lot(s) 105 and 106 of the 4th District and fronts on Grant Road.**

Randy Boyd said the various County departments have approved the Minor Subdivision Plat and he would ask the Planning Commission to approve the plat as submitted.

Chairman Culbreth asked if there was any opposition to the petition, hearing none he said he would bring it back to the board.

Arnold Martin, III made a motion to approve the Minor Subdivision Plat of the Ovrevik Property. Brian Haren seconded the motion. The motion passed 4-0. Danny England was absent.

PUBLIC HEARING

Chairman Culbreth announced that there was not a full board present tonight and the applicants have the option of requesting to table to the next public hearing meeting. He added that the applicants would need to state if they wanted to move ahead with the petition or table prior to their

presentation.

3. Consideration of Petition No. 1288-19, Rebecca A. Handley and Nancy McCord, Handley Family Trust Co-Trustees, and Rodwright Corp, Agent, request to rezone 5.85 acres from A-R to R-55 for the purpose of developing a Residential Subdivision with four (4) lots. This property is located in Land Lot 31 of the 5th District and fronts Redwine Road

Steven Jones said they would move ahead with the petition. Steven Jones stated that the staff has recommended approval of the rezoning request with two conditions. Steven Jones added that this is the rezoning of 5.85 acres that is part of a larger 40 acre parent tract with four (4) road frontage lots and the remainder of the parent tract will be developed into two (2) A-R lots. Steven Jones said the Concept plan indicates the proposed lots will be one (1) plus acres in size which conforms to the Future Land Use map which designates this area for one (1) unit per one (1) acre density. He added that the two (2) back lots labeled lots 1 and 6 are not subject to this rezoning request since they will remain A-R tracts. He stated that staff found that the rezoning request met all of the factors for rezoning in the zoning ordinance as follows:

1. The subject property lies within an area designated for Low-Density Residential (1 Unit/1 Acre). This request conforms to the Fayette County Comprehensive Plan.
2. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.
3. The proposed rezoning will not result in a burdensome use of roads (as conditioned), utilities, or schools.
4. Existing conditions and the area's continuing development as a single-family residential district support this petition.

He said that staff has recommended two (2) conditions that all six (6) of the proposed lots will be served by no more than four (4) driveways and each driveway shall serve no more than two (2) lots and the applicant consents to that condition. He added that there is a second condition regarding an existing single-family residence on the subject property which does not meet the square footage requirement of the R-55 zoning district and before the final plat can be approved the residence shall be brought into compliance by adding additional heated finished floor area to the existing single-family residence to meet the minimum required floor area, through a variance, approved by the Zoning Board of Appeals, to reduce the minimum floor area requirement, or removing the existing single-family residence from the subject property and the applicant also consents to that condition. He said that the applicant asks the Planning Commission to recommend approval with conditions as recommended by staff.

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

Arnold Martin asked about the shared driveways will be administered.

Steven Jones said the Engineering Department has concerns about the potential number and proximity of new driveway cuts and to alleviate that the Engineering suggested shared driveways.

Arnold Martin asked if there are many communities that have shared driveways.

Steven Jones said there are other developments in the County that have shared driveways.

Arnold Martin asked shared driveways will be a marketing challenge for these lots.

Steven Jones said they did not anticipate a problem.

Rod Wright said the shared portion of the driveway will only be within the right of way and beyond the right of way the driveways will split off at that point.

Arnold Martin asked about the wetlands any Army Corps of Engineers approval that may be required.

Steven Jones said if you refer back to the concept plan which indicates the wetlands and setbacks and there are no structures planned in this area.

Rod Wright said there will be no impact on the wetlands or floodplain.

Al Gilbert made a motion to recommend approval of Petition No. 1288-19 to rezone 5.85 acres from A-R to R-55 to develop a residential Subdivision with two (2) conditions and note that the applicant has stated and agreed to the conditions. Arnold Martin III seconded the motion. The motion passed 4-0. Danny England was absent.

4. Consideration of Petition No. RP-073-19, Bogdan C. and Pamela M. Wolfe, owners, and Randy Boyd, agent, request to revise the Final Plat for Bogdan C. Wolfe & Pamela M. Wolfe. This property is located in Land Lot 252 of the 4th District and fronts McBride Road.

Randy Boyd said he came before the Planning Commission and Board of Commissioners in 2006 for rezoning of the subject property to R-72. He added that the subject property was later subdivided through a Final Plat into two lots. He said now the request is to subdivide a four (4) acre lot into two (2) two (2) acre lots and one of the lots will contain an existing single-family residence.

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

Brian Haren made a motion to recommend approval of Petition No. RP-073-19 to revise the Final Plat for Bogdan C. and Pamela M. Wolfe. Al Gilbert seconded the motion. The motion passed 4-0. Danny England was absent.

Chairman Culbreth called for a motion to adjourn. Brian Haren made a motion to adjourn. Al Gilbert seconded the motion. The motion passed 4-0. Danny England was absent.

The meeting adjourned at 7:30pm.

PLANNING COMMISSION
OF
FAYETTE COUNTY



JOHN H. CULBRETH, SR, CHAIRMAN

ATTEST



HOWARD L. JOHNSON
PLANNING COMMISSION SECRETARY