

THE FAYETTE COUNTY PLANNING COMMISSION met on August 6, 2020 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, Vice-Chairman (via *teleconference*)
Brian Haren
Arnold Martin
Al Gilbert (via *teleconference*)

STAFF PRESENT: Pete A. Frisina, Director of Community Services
Chanelle Blaine, Zoning Administrator (via *teleconference*)
Howard Johnson, Planning & Zoning Coordinator

Welcome and Call to Order:

Chairman Culbreth called the Planning Commission Meeting to order.

1. Consideration of Minutes of the Planning Commission meeting held on July 16, 2020.

Al Gilbert made a motion to table the minutes of the meeting held on July 16, 2020 to a future meeting. Arnold Martin seconded the motion. The motion passed 5-0.

NEW BUSINESS

2. Consideration of a Minor Final Plat of Phillip H. Sims Estate. The property will consist of three (3) lots zoned A-R, is located in Land Lot(s) 73 & 88 of the 7th District and fronts on Dogwood Trail.

Chairman Culbreth asked if the petitioner was present. Hearing none he asked the members if they had any comments or questions.

Brian Haren made a motion to approve the minor final plat. Arnold Martine seconded the motion. The motion passed 5-0.

PUBLIC HEARING

3. Consideration of Petition No. RP-076-20, William T. Murphy and Richard E. Carne, Owners, and Steven L. Jones, Agent, request to revise the Final Plats (Phases One and Two) of Bay Chappell Farms Subdivision to add property to Bay Chappell Farms Subdivision, create an additional lot in Bay Chappell Farms Subdivision, and change the principal use on a lot labeled Recreational Area (Bay Chappell Farms Phase Two) to residential use. This petition is associated with Rezoning 1292-20. This property is located in Land Lot 167 of the 4th District

and fronts on Stable Creek Road.

Pete Frisina explained that the petition was initially heard on July 2, 2020 but due to an error in the legal ad the petition has to come back to the Planning Commission for consideration

Steven Jones stated the petition involves four parcels, three of which are currently within the Bay Chappell Farms subdivision and one flaglot which is contiguous. One of the lots within Bay Chappell Farms is a designated recreational lot. The contiguous flaglot is a ten acre A-R lot which was acquired by Mr. Murphy prior to the development of the Bay Chappell Farms subdivision. About 12 years ago Mr. Murphy acquired the recreation area through a county tax sale. Over a period of time changing water courses on adjacent property and the increasing cost of developing a driveway makes it economically infeasible to build a driveway at the 3,000 foot length of the flag pole portion of the flaglot. Mr. Murphy now proposes to exchange some of the 10 acre flag lot with Dick Carne an adjacent lot owner in the Bay Chappell Farms subdivision so he can subdivide his lot to allow his daughter and son-in-law to build a house and have room on his lot to build an accessory structure. Mr. Carne received permission previously from the Board of Commissioners to subdivide his lot. This also gives Mr. Murphy 100 feet of frontage on Stable Creek Road within the Bay Chappell Farms subdivision so his proposed lot can be added to the subdivision.

The Chairman asked if there was anyone present that would like to make a comment concerning the petition. Hearing none, he asked if there was anyone in the live streaming audience that would like to call into the meeting to make a comment. Hearing none after approximately one minute the Chairman said he would entertain a motion.

Pete Frisina said there are three recommended conditions.

Steven Jones stated that the applicants agree to the conditions.

Brian Haren made a motion to recommend approve of Petition No. RP-076-20 with three (3) conditions. Arnold Martin seconded the motion. The motion passed 5-0.

- 4. Consideration of Petition No. 1292-20, William T. Murphy, Owner, and Steven L. Jones, Agent, request to rezone 10.00 acres from A-R to R-72 to add property to the Bay Chappell Farms Subdivision. This petition is associated with RP-076-20. This property is located in Land Lot 167 of the 4th District and fronts on Chappell Road.**

Chairman Culbreth said this a companion petition to the previous petition.

Steven Jones said we stand on our comments on the prior petition and would answer any board questions.

The Chairman asked if there was anyone present that would like to make a comment

concerning the petition. Hearing none, he asked if there was anyone in the live streaming audience that would like to call into the meeting to make a comment. Hearing none after approximately one minute the Chairman said he would entertain a motion.

Arnold Martin made a motion to recommend approval of the Petition No. 1292-20 with one (1) condition. Al Gilbert seconded the motion. The motion passed 5-0.

5. **Consideration of Petition No. RP-077-20, Joe L. Brown Estate -Ted W. Brown (Executor), Owner, and George Cocolos, Agent, request to revise the Final Plat of Autumn Lake Estates Subdivision to add property to the Autumn Lake Estates Subdivision and create two (2) additional lots in Autumn Lake Estates Subdivision. This property is located in Land Lot 34 of the 4th District and fronts on Village Lake Court and SR 85 Connector.**

George Cocolos said he is a resident of Brooks and the Autumn Lakes Estates subdivision and resides right across from the subject property on Autumn Lake Court. He said also in attendance is Ted Brown the Executor of the Joe L. Brown Estate. He said the request is a revision to a final plat to add two lots to the Autumn Lake Estates subdivision. By adding these two lots to the subdivision they will be able to access Village Lake Court within the subdivision. He said Autumn Lake Court would be a safer access than SR 85 Connector where several accidents have occurred in the past including a fatality. He stated that Village Lake Court is an internal local road and currently serves 16 properties. He added from an aesthetic viewpoint if we had to access from SR 85 Connector and build a 1,000 foot driveway that would not be aesthetically pleasing to the residents of Autumn Lakes Estates subdivision. He said they have the support of the Architectural Review Committee and the Homeowner's Association to add these lots to the subdivision and he has three letters from residents supporting his proposal.

The Chairman asked if there was anyone present that would like to make a comment concerning the petition. Hearing none, he asked if there was anyone in the live streaming audience that would like to call into the meeting to make a comment. Hearing none after approximately one minute the Chairman said he would entertain a motion.

Brian Haren asked if the only reason the petitioner is asking to add the lots to Autumn Lakes Estates subdivision is to access the internal road.

Pete Frisina said the road department wants to the lots to access the internal road and from a subdivision regulation perspective if you want to access an internal road you need to become part of the subdivision and that requires a public hearing process.

Brian Haren made a motion to recommend approval of Petition RP-077-20. Arnold Martin seconded the motion. The motion passed 5-0.

6. **Consideration of Petition No. 1293-20, Wright Chancey, LLC, Owner, and, Rod Wright, Agent, request to rezone from R-55 Cond. to R-55 Cond. to amendment a condition of rezoning concerning the number of driveway curb cuts. This property is located in Land**

Lot 31 of the 5th District and fronts on Redwine Road.

Pete Frisina said the applicant has requested to table the petition and he recommended tabling the petition until the September 3, 2020 meeting.

Brian Haren made a motion to table Petition No. 1293-20 until the September 3, 2020 meeting. Al Gilbert seconded the motion. The motion passed 5-0.

7. Consideration of amendments to the Land Use Element and Future Land Use Plan Map of the Fayette County Comprehensive Plan for the Flat Creek Trail Corridor.

Pete Frisina said this is a subject that was proposed by a resident on Flat Creek Trail who owns an adjacent house and would like to convert this house for an office so they can have their business next door to their home. He stated that staff did a corridor of Flat Creek Trail north of SR 54 and south of Tyrone Road and that is the limit of the study area and recommendations. He said of there are 18 lots fronting on Flat Creek Trail north of SR 54 and south of Tyrone Road with a total acreage of approximately 80 acres. He stated ten lots have a nonresidential use and/or zoning and the total acreage associated with those lots is approximately 49 acres and these nonresidential uses consist of three places of worship, a cemetery owned by one of the places of worship, two office building including two undeveloped office lots, a C-H lot that is presently being used as a residence and a county fire station. He added that eight lots are zoned residential and equal approximately 31 acres and seven of these lots contain a single-family residence and one lot is currently undeveloped. He said Flat Creek Trail has become something of a cut through road as it connects SR 54 with Tyrone Road. He said given these factors, staff is recommending a Flat Creek Corridor and corresponding Flat Creek Trail Overlay Zone similar to some of the highway corridors where consideration can be given of Office-Institutional zoning with an overlay to control the aesthetics of the new development to maintain a residential character.

Arnold Martin said to be clear please state the boundaries of the Flat Creek Trail Corridor.

Pete Frisina said the boundaries of the Flat Creek Trail Corridor is those properties fronting Flat Creek Trail north of SR 54 and south of Tyrone Road.

Arnold Martin asked if this would extend to the existing gas station/convenience store on Tyrone Road.

Pete Frisina replied it would not extend to that area and would be limited to Flat Creek Trail north of SR 54 and South of Tyrone Road.

The Chairman asked if there was anyone present that would like to make a comment concerning this proposal. Hearing none, he asked if there was anyone in the live streaming audience that would like to call into the meeting to make a comment. Hearing none after approximately one minute the Chairman said he would entertain a motion.

Arnold Martin made a motion to recommend approval of the amendments to the Land Use Element and Future Land Use Map. Brian Haren seconded the motion. The motion passed 5-0.

8. Consideration of amendments to Chapter 110. Zoning Ordinance, regarding Sec. 110-173. - Transportation Corridor Overlay Zone for the Flat Creek Trail Corridor.

Pete Frisina said this proposal is related to the previous proposal. He stated that the overlay zone establishes the regulations for the development of properties zoned for non-residential uses on the Flat Creek Trail Corridor to control the aesthetics of the new development to maintain a residential character. He added that the residential character consists of a pitched roof, siding, and doors and windows consistent with a residential character.

The Chairman asked if there was anyone present that would like to make a comment concerning this proposal. Hearing none, he asked if there was anyone in the live streaming audience that would like to call into the meeting to make a comment. Hearing none after approximately one minute the Chairman said he would entertain a motion.

Brian Haren made a motion to recommend approval of an amendment to Section 110-173. Zoning Ordinance – Transportation Corridor Overlay Zone for the Flat Creek Trail Corridor. Arnold Martin seconded the motion. The motion passed 5-0.

9. Consideration of amendments to Chapter 110. Zoning Ordinance, regarding, Sec. 110-127. - EST, Estate Residential District.

Pete Frisina said the county approved a number of amendments to the zoning ordinance in May. He stated that one of the county attorneys in preparing a document for the BOC Chairman's signature found a duplicate paragraph in the EST zoning district that was from the C-S zoning district. He stated that the EST zoning district was patterned after the C-S zoning district and that paragraph has probably in the EST zoning district since its inception and just wasn't noticed until now. He added that this amendment is just housekeeping to correct an error in the zoning ordinance.

The Chairman asked if there was anyone present that would like to make a comment concerning this proposal. Hearing none, he asked if there was anyone in the live streaming audience that would like to call into the meeting to make a comment. Hearing none after approximately one minute the Chairman said he would entertain a motion.

Arnold Martin made a motion to recommend approval of an amendment to Section 110-127 EST- Estate Residential District to the Zoning Ordinance. Al Gilbert seconded the motion. The motion passed 5-0.

The meeting adjourned at 8:00 pm.

ATTEST:


HOWARD L. JOHNSON
PLANNING COMMISSION SECRETARY


PLANNING COMMISSION
OF
FAYETTE COUNTY
DANNY ENGLAND, VICE-CHAIRMAN