

**THE FAYETTE COUNTY PLANNING COMMISSION** met on October 15, 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  
Brian Haren (via *teleconference*)  
Arnold Martin (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 September 17, 2020.**

Danny England made a motion to approve the minutes of the meeting held on September 17, 2020. Brian Haren seconded the motion. The motion passed 4-0.

**2. Consideration of Minutes of the Planning Commission meeting held on October 1, 2020.**

Danny England made a motion to approve the minutes of the meeting held on October 1, 2020. Arnold Martin seconded the motion. The motion passed 4-0.

**NEW BUSINESS**

**3. Consideration of a Minor Final Plat of Mud Bridge Manor. The property will consist of three (3) lots zoned A-R, is located in Land Lot(s) 181 & 182 of the 4th District and fronts on Mud Bridge Road.**

Chairman Culbreth asked if the petitioner was present.

Pete Frisina replied the applicant is not present.

Chairman Culbreth stated that we will open the floor for discussion among the members of the Planning Commission. He asked is there any discussion or questions?

Arnold Martin replied I have none.

Brian Haren replied I have no questions.

Chairman Culbreth said hearing none, the Chair will entertain a motion.

Danny England made a motion to approve the Minor Final Plat of Mud Bridge Manor.  
Brian Haren seconded the motion. The motion passed 4-0.

## **PUBLIC HEARING**

4. Consideration of Petition No. ASD-001-20, Edmond Smith, Owner, request to revise the Final Plat of the Links Unit II to reduce the side yard setback on Lot 1 from 40 feet to 20 feet. This property is located in Land Lot 181 of the 5th District and fronts on Hewell Road.

Edmond Smith said I have a piece of land that I wanted to build a house on, but the side setbacks on the house is much bigger than it is supposed to be according to the regulations and because of that my proposed house is not going to fit on the lot that is available to me. I just want it to be setback to 20 feet on either side.

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 replied based on the description of the setback, I understand that the rear yard is not impacted. My question is what affect will this have on the adjacent properties and is this odd compared to the other lots?

Pete Frisina responded the adjacent property to the east will have a 20 foot setback. He added internally I think this lot backs up to the rear of other lots within the subdivision. He explained it is really the outer boundary of the Final Plat and is adjacent to a property just outside the subdivision.

Arnold Martin replied thank you very much.

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

Brian Haren asked just for a point of clarification, this 40 foot setback was a setback set by the developer and it is not a requirement in the zoning regulations.

Pete Frisina replied it is not a requirement in the zoning regulations.

Brian Haren responded okay.

Chairman Culbreth asked any further questions?

Brian Haren replied no further questions from me.

Chairman Culbreth said hearing none, the Chair will entertain a motion.

***Danny England made a motion to recommend approve the Petition No. ASD-001-20. Arnold Martin seconded the motion. The motion passed 4-0.***

Chairman Culbreth asked is there anything else, Pete, outside of our agenda items?

Pete Frisina responded no we don't have anything prepared for discussion tonight.

Chairman Culbreth said hearing none, the Chair will entertain a motion for adjournment.

***Danny England made a motion to adjourn. Arnold Martin seconded. The motion passed 4-0.***

The meeting adjourned at 7:17 pm.

\*\*\*\*\*

PLANNING COMMISSION  
OF  
FAYETTE COUNTY

  
JOHN H. CULBRETH, SR, CHAIRMAN

ATTEST:

  
HOWARD L. JOHNSON  
PLANNING COMMISSION SECRETARY