

THE FAYETTE COUNTY PLANNING COMMISSION met on January 7, 2021 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Danny England, Chairman (via *teleconference*)
Arnold Martin, Vice-Chairman (via *teleconference*)
John H. Culbreth (via *teleconference*)

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

Welcome and Call to Order:

Chairman Culbreth called the Planning Commission meeting to order.

1. Election of the Chairman.

Arnold Martin made a motion to approve the nomination of Danny England as Planning Commission Chairman. John Culbreth seconded the motion. The motion passed 3-0. Brian Haren was absent.

2. Election of the Vice-Chairman.

John Culbreth made a motion to approve the nomination of Arnold Martin as Planning Commission Vice-Chairman. Danny England seconded the motion. The motion passed 3-0. Brian Haren was absent.

3. Election of the Secretary.

Arnold Martin made a motion to approve the appointment of Howard Johnson as Planning Commission Secretary. Danny England seconded the motion. The motion passed 3-0. Brian Haren was absent.

4. Consideration of Minutes of the Planning Commission meeting held on December 17, 2020.

Chairman England made a motion to table the minutes of the meeting held on December 17, 2020 until the next regularly scheduled meeting. Arnold Martin seconded the motion. The motion passed 3-0. Brian Haren was absent.

NEW BUSINESS

5. Consideration of a Minor Final Plat of 286 Dogwood Trail. The property will

consist of two (2) lots Zoned R-50, is located in Land Lot 89 of the 7th District and fronts on Dogwood Trail.

Randy Boyd said he was here to request approval of the Minor Final Plat for 286 Dogwood Trail which will result in a 10 acre tract and an 18 acre tract. He stated that all of the County departments have approved the final plat.

John Culbreth made a motion to approve the Minor Final Plat of 286 Dogwood Trail. Arnold Martin seconded the motion. The motion passed 3-0. Brian Haren was absent.

PUBLIC HEARING

- 6. Consideration of Petition No. 1302-20, Charlotte Hearn, Owner, request to rezone 2.00 acres from A-R to R-70 to develop one (1) residential lot. This property is located in Land Lot 18 of the 9th District and fronts on SR 92 North. The applicant has requested to withdraw the petition.**

Pete Frisina said the applicant has requested to withdraw the petition.

Chairman England 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 bring the item back to the board.

John Culbreth made a motion to recommend approval of the request to withdraw Petition No. 1302-20. Arnold Martin seconded the motion. The motion passed 3-0. Brian Haren was absent.

- 7. Consideration of Petition RDP-015-20 to revise the Development Plan of Whitewater Creek PUD to reduce the 100 foot front yard setback on Redwine Road to 65 feet on Lot 117 - Final Plat of Highgrove on Whitewater Creek Phase Four.**

Mark McCullough said he lives at the property and the staff report supplies all of the details for my request. He added that he has spoken to his neighbors and they didn't have an issue with his request and he has met with the Environmental Health Department concerning the septic system which will have to be relocated.

Arnold Martin said per the staff report it states that there are no future plans to widen Redwine Road to four (4) lanes is that correct.

Pete Frisina said that was correct.

Chairman England 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 bring the item back to the board.

Arnold Martin made a motion to recommend approval of Petition RDP-015-20 to revise the Development Plan of Whitewater Creek PUD to reduce the 100 foot front yard setback on Redwine Road to 65 feet on Lot 117. John Culbreth seconded the motion. The motion passed 3-0. Brian Haren was absent.

8. Consideration of amendments to Chapter 110. Zoning Ordinance, Regarding Sec. 110-173. – Transportation Corridor Overlay Zone concerning the SR54 West Overlay Zone.

Pete Frisina said these are the amendments that we have discussed at previous Planning Commission meetings and there have been no changes made to the amendments since our last meeting.

Chairman England asked if there was anyone present that would like to make a comment concerning the amendments. 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 bring the item back to the board.

John Culbreth made a motion to recommend amendments to Chapter 110 of the Zoning Ordinance regarding Section 110-173. – Transportation Corridor Overlay Zone concerning the SR54 West Overlay Zone. Arnold Martin seconded the motion. The motion passed 3-0. Brian Haren was absent.

9. Consideration of amendments to Chapter 110. Zoning Ordinance, Regarding sec. 110-105. – Standards for Telecommunications Antennas and Towers.

Pete Frisina said this is the issue with the setback from a cell tower to an off-site residence and the subdivision of property we discussed at the last Planning Commission meeting. He stated that the setback to an off-site residence is three (3) times the tower height or 500 feet whichever is greater. He added that staff researched past matters with subdivisions and existing cell towers and based on that research staff is recommending the removal of the setback to off-site residences. He stated the setback to the property line of the tower height plus 10 feet will be maintained so if a tower where to fall it would fall within the parcel.

Chairman England asked if there was anyone present that would like to make a comment concerning the amendments.

Don Spaller said he and his brother inherited about 120 acres from their father that has a house and a cell tower. He stated that they want to subdivide to sell the house with some acreage and keep the remaining property with the cell tower. He added that the house will not meet the setback as an off-site house when the property is subdivided so

there is no way we can ever subdivide the property in this way.

Chairman England 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 bring the item back to the board.

Arnold Martin made a motion to recommend amendments to Chapter 110 of the Zoning Ordinance regarding Section 110-105. – Standards for Telecommunications Antennas and Towers. John Culbreth seconded the motion. The motion passed 3-0. Brian Haren was absent.

Arnold Martin made a motion to adjourn. Danny England seconded. The motion passed 3-0. Brian Haren was absent.

The meeting adjourned at 8:00pm.

PLANNING COMMISSION
OF
FAYETTE COUNTY



DANNY ENGLAND, CHAIRMAN

ATTEST:



HOWARD L. JOHNSON
PLANNING COMMISSION SECRETARY