

THE FAYETTE COUNTY PLANNING COMMISSION met on August 5, 2021 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Arnold Martin, Vice-Chairman
John H. Culbreth
Brian Haren
Jim Oliver

MEMBERS ABSENT: Danny England, Chairman

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

Welcome and Call to Order:

Vice-Chairman Martin called the Planning Commission meeting to order.

1. Consideration of the Minutes of the meeting held on July 15, 2021.

John Culbreth made a motion to approve the minutes of the meeting held on July 15, 2021. Brian Haren seconded the motion. The motion passed 4-0. Chairman England was absent.

NEW BUSINESS

2. Consideration of the Minor Final Plat of the Kennedy Estate. The property will consist of one (1) lot zoned R-70 and is located in Land Lot 16 of the 7th District and Land Lot 1 of the 9th District and fronts on Veterans Parkway.

Randy Boyd said he prepared the plat and it was submitted to staff and all of their comments have been addressed. He asked that the final plat be approved.

John Culbreth made a motion to approve the Minor Final Plat of the Kennedy Estate. Brian Haren seconded the motion. The motion passed 4-0. Chairman England was absent.

PUBLIC HEARING

3. Consideration of Petition No. 1310-21, Thomas Jesse Busey, Jr. Trustee, or his Successors in Trust, Owner, and Wright Chancey Ebenezer Bypass, LLC, Agent, request to rezone 84.746 acres from A-R to R-80 to develop a residential subdivision. This property is located Land Lot 36 of the 7th District and fronts on Ebenezer Road, Ebenezer Church Road and Ebenezer Bypass.

Karen Graiser said she was here tonight for Rod Wright and we request to withdraw the petition.

Vice-chairman Martin asked if there was anyone present that would like to speak for or against the request. Hearing none he said we will proceed with the request to withdraw the petition.

Brian Haren made a motion to recommend approval of the request to withdraw Petition 1310-21. John Culbreth seconded the motion. The motion passed 4-0. Chairman England was absent.

OLD BUSINESS

4. Discussion of Fayette County Subdivision Regulations.

Pete Frisina said he was going to highlight the changes made since the last meeting. He stated on page 5 he added that the Planning Commission can approve a Preliminary Plat with conditions. He added on page 6 under number 3 he is deleting the sentence stating that a preliminary Plat can be heard at a public hearing or workshop as we no longer categorized our meeting as such, so the sentence is not needed. He said on page 6 under g, per Environmental Management, a copy the approved Preliminary Plat and any approvals from Federal and State agencies must be submitted with the Construction Plans. He stated on page 6 under h concerning expiration of a Preliminary Plat the following is being added: "If at 24 months there is active construction on site, the subdivider may request in writing an extension not to exceed 12 months."

Bryan Keller said this is an option for a one time extension of the Preliminary Plat as long as the developer is actively constructing the road.

Pete Frisina said on page 7 under e he added that a Final Plat can be approved with conditions and under f that a digital file of an approved Final Plat must be submitted to Environmental Management. He stated on page 9 under i he added "designee" to the Zoning Administrator signature line. He added on page 10 the requirement for bearings on property lines adjacent property owner's names is being deleted and right of way that will be dedicated to the County be shown.

Randy Boyd said verifying sight distance on a plat is a lot of responsibility and liability for the surveyor because we have to make a lot of assumptions for the driveway location which is not in place at that time.

Bryan Keller said he agrees with Randy that there is some liability but the requirement is to make sure that the site distance can be met somewhere on the lot and that will be verified later when they come in for the driveway permit.

Jim Oliver asked when someone applies for a building permit do they also apply for the

driveway permit at the same time.

Bryan Keller said the driveway permit is applied for before the building permit.

Randy Boyd said we need a standard where the surveyor shows a proposed driveway location on the plat with the assumptions for the basis of the sight distance certification.

Arnold Martina asked if there could be an addendum added to the driveway permit for the sight distance information.

Randy Boyd said but the surveyors aren't usually involved in the driveway permit.

Bryan Keller suggested that Randy Boyd come up with a statement that can be used for sight distance certification that staff can review for these amendments.

Pete Frisina asked Bryan Keller to discuss the changes to the wetland section of the checklist.

Bryan Keller said the Environmental Management Department will determine if a wetlands study needs to be done based on the particulars of the property being subdivided. Bryan Keller added that any adjacent drainage easements, lake, ponds or stormwater management facilities, structure, and streams within 100 feet of boundary which may be impacted by development must also be shown. He stated it will be required to maintain a 20 foot assess/maintenance easement around a cemetery. He said a Master Erosion and Sedimentation Control Plan will now be required for final plats.

Randy Boyd said he would like to see an alternative owner's acknowledgement for the Minor Final Plat as opposed to the statement now required because right of way is not always needed for a Minor Final Plat.

Bryan Keller suggested that we have two statements, one with right of way dedication and one where there is no right of way dedication.

Pete Frisina asked Randy Boyd to come up with a draft statement that staff can review for these amendments.

Randy Boyd said finding the centerline on an existing county road for a Minor Final Plat is difficult.

Bryan Keller said staff would give this some consideration.

Pete Frisina said on page 24 we are adding the checklist for a Minor Revision to a Final Plat to the Subdivision Regulations.

Bryan Keller said he would like to discuss showing the parent tract on a Minor Final

Plat.

Randy Boyd said we been showing the parent tract on the vicinity map.

Pete Frisina said he had reviewed final plats from the past and that was the way they were handled. He added if you have a two hundred acre property and you were cutting out five acres they didn't show the full two hundred acres as part of the subdivision and also it is expensive to survey the whole two hundred acres.

Bryan Keller said the issue is how you know what you have left on the parent tract and now that the parent tract has been subdivided watershed protection would now apply and it is difficult for Environmental Management to keep up with that if it is not part on the final plat.

Randy Boyd said hopefully the GIS tax parcels should show the parcel has been subdivided and staff should catch it then.

Randy Boyd asked to reduce the staff review time on the second and third review periods for plats.

Jim Oliver said he feels we need to keep the Level 3 soils on the plats.

Randy Boyd said the soil classifiers feel uncomfortable signing a final plat because it goes on the public record and the soils could be changed if the subdivision or lot is mass graded. He added that Environmental Health requires a separate soils map which meets state standards be submitted to their office which is a duplication. He suggested to put a statement on the plat that the soils are on file in the Environmental Health Department.

Brian Haren asked why can't there be a statement on the plat that the soils are only representational.

Pete Frisina said he understands Robert Kurbes' point that he gets the argument that they have already done a Level 3 soils but it doesn't meet state standards. He added that staff will continue to work on the amendments for further discussion.

Arnold Martin made a motion to adjourn. Jim Oliver seconded. The motion passed 4-0. Chairman England was absent.

The meeting adjourned at 8:30pm.

PLANNING COMMISSION
OF
FAYETTE COUNTY



ARNOLD MARTIN, VICE-CHAIRMAN

ATTEST:



HOWARD L. JOHNSON
PLANNING COMMISSION SECRETARY