

THE FAYETTE COUNTY PLANNING COMMISSION met on September 2, 2021 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

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

STAFF PRESENT: Pete A. Frisina, Director of Community Services
Chanelle Blaine, Zoning Administrator
Howard Johnson, Plan & Zoning Coordinator
Phil Mallon, County Engineer
Bryan Keller, Director of Environmental Management

Welcome and Call to Order:

Chairman England called the Planning Commission meeting to order.

NEW BUSINESS

- 1. Consideration of the Minor Final Plat of the Michael W. Harp Estate. The property will consist of three (3) lots zoned A-R and one (1) lot zoned R-80, and is located in Land Lot 247 of the 4th District and fronts on Goza Road.**

Randy Boyd said the subdivision consists of three (3) A-R lots and one (1) R-80 lot on 33 acres and he asks that the Planning Commission approve the final plat.

Arnold Martin made a motion to recommend approval of the Minor Final Plat of Michael W. Harp. John Culbreth seconded the motion. The motion passed 5-0.

PUBLIC HEARING

- 2. Consideration of Petition No. 1312-21 A, WGS, LLC (Wendell E. & Morris W. Shelnutt (Estate), and Martha Eleanor Albea, Owner, and Daniel Fields, Agent, request to rezone 56.26 acres from A-R to R-40 to develop a residential subdivision. This property is located Land Lot 120 of the 5th District and fronts on Callaway Road.**

Brian Haren said he was recusing himself from the rezoning petitions and left the chambers.

Daniel Fields said we are requesting the rezoning of the two tracts from A-R to R-40. He side the area is shown as Low Density Residential on the Land Use Plan and R-40 is

a one acre zoning and consistent with Land Use Plan. He added that they agree to the staff recommended conditions. He said there are 42 lots proposed on the 81 acres. Daniel Fields presented pictures of the proposed houses on the display screen.

Chairman England asked if there was anyone that is in favor of the petitions. Hearing none he asked if there was anyone in opposition of the petitions.

Merle Crowe said they live at 247 Callaway Road and they have current problem with the storm water flow from this property and this development will make it worse. She stated that they would like to see a berm to stop the water from flowing on their property.

Larry Crowe said it looks there will be six or seven house bordering our property. He added that they have been living there for 34 years and have always had a problem with the water.

Kimberly Kee said she lives at 100 Brookclear Lane and asked if there will be a turning lane put in on Callaway Road. She added that Callaway Road is a cut through road from SR 54 to South Jeff Davis Road and they are putting 42 houses in the subdivision and each house will have to cars so that's an additional 84 cars on Callaway Road per day. She asked if they are looking at putting a stop light at SR 54 and Callaway Road, what will be the square footage of the houses and when the subdivision will be built.

Roger Wallace said he lives at 266 Callaway Road and the water in the creek currently gets out of its banks and gets close to his house and this development will present a big problem around our neighborhood.

Arnold Martin asked if your property is in a floodplain.

Rodger Wallace said it wasn't considered floodplain. He added that sometimes water runs over Callaway Road.

Bryan Keller said there is an upcoming SPLOST project to upgrade the culvert under Callaway Road which will help.

Arnold Martin asked when the culvert project is scheduled.

Bryan Keller said it would be a year or year and a half before construction would begin.

Maria Wells said she lives at 120 Kalispell Drive and is concerned about the storm water running into her property. She added that in January and February when there was a lot of rain they had to have their septic tank pumped five times to remove the water. She stated that she is concerned with the increased traffic from the subdivision because it is hard to see traffic on Callaway Road because of the curves and trees along the road and what can be done to make it safer. She said this subdivision will increase traffic at the intersection of SR 54 and Callaway Road and it backs up now in the mornings. She

asked if the lots would use septic systems or be put on sewer.

Chairman England asked if there was anyone else that would like to speak in opposition to the petitions. Hearing none he asked the applicant if he would like to address any of the comments.

Daniel Fields said in terms of storm water we would develop the subdivision according to county regulations and we could look at some of the areas mentioned tonight to address drainage issues. He added regarding traffic they would follow county regulations on the road coming into Callaway Road. He stated construction of the subdivision could start in a year. He said houses would be about 3,000 square feet in size and the subdivision will be on septic systems.

Jim Oliver said several people talked about a berm to help with runoff but I think the term would be a swale and not a berm. He asked if the county would normally put a drainage easement say along the northern property line under the power easement.

Bryan Keeler said normally without a storm water structure or swale in place we would not require a drainage easement.

Jim Oliver said perhaps a swale along these property lines with a drainage easement would be a good solution.

Daniel Fields said they would work with the county on these runoff issues.

Jim Oliver asked the applicant if they were in agreement with the recommended conditions.

Daniel Fields said they were in agreement with the conditions.

Pete Frisina read the conditions as follows:

1. That all existing structures be removed from the subject property prior to approval of the Final Plat, or, if any structures are to remain, they must be shown to be compliant on the Preliminary Plat and Final Plat.
2. That no lot shall have direct driveway access onto Callaway Road. This shall be graphically shown on the approved final plat. (This condition will be administered by Public Works/Environmental Management.)
3. Require a 20 foot permanent easement be dedicated to Fayette County for the future construction of a multi-use path. The easement would be shown across all lots along the north property line. Beginning at the East property line on the Callaway Road right of way to the West property line at parcel 0525 070. The easement shall be within the Georgia Power 100 foot easement and the

owner/developer shall submit a deed and final plat depicting the multi-use path easement at the time of final plat. (This condition will be administered by Public Works/Environmental Management.)

4. That the Owner/Developer shall dedicate from the centerline of Callaway Road, at no cost to the County, 40 feet of Right of Way along all frontages. The requirement shall be shown on the Preliminary Plat, Land Disturbance Plans, and Final Plat. A filed warranty deed shall be provided by the Owner/Developer per Fayette County Ordinances after recording of the Final Plat. The owners shall remove any structures and woody vegetation within the said right of way limits at no cost to Fayette County prior to dedication. (This condition will be administered by Public Works/Environmental Management.)
5. That the Owner/Developer shall provide a CBU unit pull off parallel to the proposed county road a minimum of 400ft from the entrance anywhere within the development and if available in front of proposed green space. The said pull off should allow for two cars to pull out of the traffic lanes of the proposed roadway. (This condition will be administered by Public Works/Environmental Management.)

Arnold Martin made a motion to recommend approval of petition 1312-21 A with conditions. John Culbreth seconded the motion. The motion passed 4-0-1. Brian Haren recused himself from this petition.

3. Consideration of Petition No. 1312-21 B, Thomas B. Chandler, Owner, and Daniel Fields, Agent, request to rezone 25.65 acres from A-R to R-40 to develop a residential subdivision. This property is located Land Lot 120 of the 5th District.

Arnold Martin made a motion to recommend approval of petition 1312-21 B with conditions. Jim Oliver seconded the motion. The motion passed 4-0-1. Brian Haren recused himself from this petition.

4. Consideration of Amendments to Chapter 104. Development Regulations, Article XV, Subdivision Regulations.

Brian Haren returned to the meeting.

Pete Frisina said on page 12, number 27, the following list of items has been added:

The surveyor shall provide the following, minimum, information with respect to existing and/or proposed streets:

- As-built centerline and edge of pavement of all existing roads adjacent to the subject parcel(s).
- Existing cross drains and driveway culverts. Indicate direction of flow.

- Centerline and edge-of-pavement of intersecting roads.
- Existing utilities, to include waterline lines, meters, vaults, fire hydrants, power poles, guy wires, cable boxes, phone boxes, etc.
- Other improvements or structures within the existing and proposed right-of-way, such as fences, signs, etc.
- Existing right-of-way lines and existing right-of-way widths as measured from the subject parcels to road centerlines.
- Proposed right-of-way lines as determined by establishing a best-fit existing road centerline and then offsetting the centerline $\frac{1}{2}$ the required right-of-way width. (The required right-of-way width shall be determined from the Fayette County Thoroughfare Plan and Development Regulations.) Indicate the distance from the centerline to the new right-of-way at the original boundary property lines and at one location close to the center of the lots being developed, as appropriate.

Phil Mallon said this list comes from suggestions made by surveyors.

Jim Oliver suggested adding “driveways” to the fifth bullet.

Phil Mallon suggested deleting the first sentence, “Any new residential lots created on existing roadways, driveways must be shown to have required sight distance.” in number 31 on page 12. He said the amendments to number 31 comes from suggestions made by local surveyors of having to put a statement for sight distance on a final plat which is a legal document and instead we will require a sight distance assessment form be uploaded with the final plat.

Randy Boyd agreed with the amendment. He added that the contraction “can’t” in this section be changed to “cannot”.

Pete Frisina said on page 13, number 45 it was suggested by Bryan Keller that this is not needed as it is redundant with number 46.

Randy Boyd said number 44 on page 13 concerning cemeteries needs to same easement statement, “provide a 20 foot access/maintenance easement to and around the cemetery” to be consistent with other requirements in the Subdivision Regulations. He added in number 46 it should read “national wetlands inventory.”

Pete Frisina said on page 18, number 49 on and page 25, number 42 is the same wetlands statement we discussed previously so it will be deleted as it is redundant to number 54 on page 19.

Bryan Keller asked Randy Boyd if he was alright with number 55 on page 19 which states: “Delineate any adjacent drainage easements, lake, ponds or stormwater management facilities, structure, and streams within 100 feet of boundary which may be impacted by development.”

Randy Boyd said he was in agreement with the requirement.

Chairman England asked if there was anyone that is in favor of the amendments. Hearing none he asked if there was anyone in opposition of the amendments. Hearing none he said he would entertain a motion.

Arnold Martin made a motion to recommend approval of the amendments to Chapter 104. Development Regulations, Article XV, Subdivision Regulations. John Culbreth seconded the motion. The motion passed 5-0.

5. Consideration of Amendments to Chapter 108. Sign Ordinance, Regarding Sec. 108-3. – Definitions, Sec. 108-169. – Changeable Copy Signs and Sec, 108-170 – Signs On Awnings, Canopies, Gasoline Canopies, Marquees, Or Other Similar Structures.

Pete Frisina said when he was typing the minutes from the last meeting he realized that he had overlooked a section of the ordinance that needs to be amended to be in accordance with the amendments that are currently being proposed. He recommended that the public hearing be tabled to the September 16, 2021 meeting so he could re-advertise the amendments and include the section.

Arnold Martin made a motion to table the amendments to Chapter 108. Sign Ordinance, Regarding Sec. 108-3. – Definitions, Sec. 108-169. – Changeable Copy Signs and Sec. 108-170 – Signs On Awnings, Canopies, Gasoline Canopies, Marquees, or Other Similar Structures until the September 16, 2021 meeting. John Culbreth seconded the motion. The motion passed 5-0.

Arnold Martin made a motion to adjourn. Jim Oliver seconded. The motion passed 5-0.

The meeting adjourned at 8:30pm.

PLANNING COMMISSION
OF
FAYETTE COUNTY


DANNY ENGLAND, CHAIRMAN

ATTEST:

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PC Meeting



HOWARD L. JOHNSON
PLANNING COMMISSION SECRETARY