

THE FAYETTE COUNTY PLANNING COMMISSION met on October 21, 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

Welcome and Call to Order:

Chairman England called the Planning Commission meeting to order.

NEW BUSINESS

1. Consideration of the Minutes of the meeting held on October 7, 2021.

John Culbreth made a motion to approve the minutes of the meeting held on October 7, 2021. Brian Haren seconded the motion. The motion passed 5-0.

2. Consideration of a Preliminary Plat of Eva Gardens. The property will consist of 33 lots zoned R-50, is located in Land Lot(s) 59, 60 and 69 of the 5th District and fronts on Old Senoia Road and Highway 85 South.

Steven Jones said this is the subdivision where you granted a variance for contiguous area a couple of weeks ago and with the variance being approved we ask that you approve the preliminary plat tonight.

Arnold Martin made a motion to approve the Preliminary Plat of Eva Gardens. John Culbreth seconded the motion. The motion passed 5-0.

3. Consideration of a Preliminary Plat of Paislee Park. The property will consist of 36 lots zoned C-S, is located in Land Lot 247 of the 4th District and Land Lot(s) 10 & 23 of the 5th District and fronts on Inman Road and S.R. 92 South.

Jeff Lamas said the preliminary plat has been approved by all of the county staff and they are ready to sign off.

Jim Oliver said he was pleased that a detention pond was moved away from the western property line where the adjacent property owner had voiced concern.

Brian Haren made a motion to approve of the Preliminary Plat of Paislee Park. Jim Oliver seconded the motion. The motion passed 5-0.

4. Discussion of the Fayette County Comprehensive Plan Update

Pete Frisina said the County did a major update to the Comprehensive Plan in 2017. He added that Comprehensive Plans are long range plans that go out 20 years but under state requirements you have to review/update the plan every five years. He stated that a public hearing will be held on October 27, 2021 to brief the public on the Comprehensive Plan update and take public input. He added that he would be going before the Board of Commissioners on October 28, 2021 to brief them on the Comprehensive Plan update. He said one of the requirements is to form a steering Committee for the plan update and Arnold Martin has volunteered to be the Planning Commission member. He added on the 28th I will be asking that a Board of Commissioner member be appointed to the Steering Committee. He said his proposal is to take the existing Comprehensive Plan and review it to determine if it is still current and viable and make amendments accordingly. He stated that he would provide all of the amendments to the Planning Commission elements for their review but he thought the Planning Commission should mainly focus on the Needs and Opportunities, Community Goals and the Land Use Element /Future Land Use Plan Map. He said he didn't plan to do a county-wide e-survey this time and the Steering Committee members are closely aligned with the State suggested Stakeholder Groups. He added if a Steer Committee member thought a Stakeholder group meeting was required, staff would set up a meeting. He stated, for example, he has asked a local engineer/surveyor who represents developers in rezoning and develops plats and site plan for developers to represent the developer stakeholder group on the steering committee.

Arnold Martin asked how the Needs are defined in this scenario.

Pete Frisina said the Needs were developed through input from the public, stakeholder groups and staff.

Arnold Martin asked if the public could be critical of the County for any actions plans in the plan that were not achieved.

Pete Frisina all of those items in the plan was evaluated by staff and after evaluation not everything is feasible. He advised that the Planning Commission members should review the Comprehensive Plan and if that find something they feel needs to be amended, bring that to the Planning Commission for discussion. He said that based on public input and the steering committee in 2017 residential densities were markedly decreased in the unincorporated County.

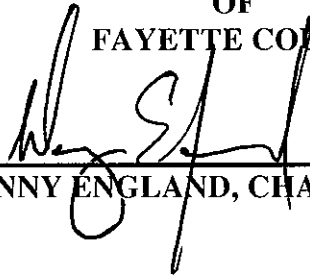
Arnold Martin asked what the timeline is for the Comprehensive Plan update.

Pete Frisina said two to three months.

Arnold Martin made a motion to adjourn. Brian Haren seconded. The motion passed 5-0.

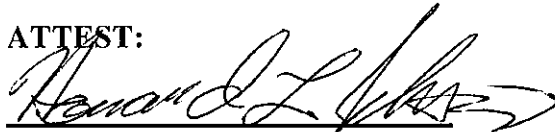
The meeting adjourned at 8:00pm.

PLANNING COMMISSION
OF
FAYETTE COUNTY



DANNY ENGLAND, CHAIRMAN

ATTEST:



HOWARD L. JOHNSON
PLANNING COMMISSION SECRETARY