

THE FAYETTE COUNTY PLANNING COMMISSION met on December 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
Jim Oliver

MEMBERS ABSENT: Brian Haren

STAFF PRESENT: Pete A. Frisina, Director of Community Services
Howard Johnson, Planning & 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 November 18, 2021.

Arnold Martin made a motion to approve the minutes of the meeting held on November 18, 2021. Jim Oliver seconded the motion. The motion passed 4-0. Brian Haren was absent.

PUBLIC HEARING

2. Consideration of Petition No. 1313-21 A, Phillip & Thomas Real Estate Holdings, LLC, Owner, and William T. James, Agent, request to rezone 2.09 acres from R-70 R-45 to develop a residential subdivision. This property is located Land Lot 21 of the 7th District and fronts on Eastin Road and Sandy Creek Road.

Chairman England stated that the applicant has requested to the table to the next meeting because of the lack of a full board tonight. He said he would entertain a motion.

John Culbreth made a motion to table petition 1313-21 A to the January 6, 2022 Planning Commission meeting. Arnold Martin seconded the motion. The motion passed 5-0. Brian Haren was absent.

3. Consideration of Petition No. 1313-21 B, Phillip & Thomas Real Estate Holdings, LLC, Owner, and William T. James, Agent, request to rezone 2.09 acres from R-70 R-45 to develop a residential subdivision. This property is located Land Lot 21 of the 7th District and fronts on Eastin Road and Sandy Creek Road.

Chairman England stated that the applicant has requested to the table to the next meeting

because of the lack of a full board tonight. He said he would entertain a motion.

John Culbreth made a motion to table petition 1313-21 B to the January 6, 2022 Planning Commission meeting. Arnold Martin seconded the motion. The motion passed 5-0. Brian Haren was absent.

4. Consideration of Petition No. 1314-21, Wright Chancey Ebenezer Bypass, LLC, Owner, request to rezone 84.746 acres from A-R to C-S 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.

Jeff Lammes said he is with Rod Wright Corp and we ask that the Planning Commission approve the rezoning petition as recommended by staff.

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

Jack Smith said he lives at 180 Martha's Cove about a mile from the subject property. He stated that the C-S zoning district requires a 1.5 acre lot if it doesn't have County sewer and does this property have County sewer.

Chairman England stated the subject property does not have County sewer.

Jack Smith stated so these lots will have to be 1.5 acres. He stated that the proposed rezoning is still incompatible with surrounding property. He added that there are 19 parcels adjoined to the subject property totaling 148 acres. He said three of those parcels come in at two acres but the rest of the parcels average 7.8 acres and there are no one acre lots. He said this developer has been quite good at developing two acre lots as he has built 17 or 18 lots north on Ebenezer Road and a two acre subdivision at Ebenezer Road and Davis Road. He stated that in his opinion two acre lots fits in better with the surrounding community better than 1.5 acre lots. He said is he not aware of any discussion of the effect on the intersection of Ebenezer Road, Ebenezer Church Road and Spear Road which is a dangerous intersection. He added that putting this many more homes in close proximity to that intersection is not a good deal. He said with 25 lots going in with this rezoning would produce about 50 more vehicles. He stated that two acre lots would be a better solution for the property.

Doug Powell asked what the land use designation on his property is and is it compliant with the Land Use Plan.

Pete Frisina replied that it is designated Rural Residential -3 with a density of one unit per three acres and the request is in compliance with the Land Use Plan. He added that the applicant had done a yield plan for a subdivision with three acre lots and the 85 acres yielded 25 lots.

Pete Frisina stated that the county is planning to reroute Ebenezer Church Road to intersect with Ebenezer Road further to the north of the current intersection in conjunction this development.

Geanie Little said she lives at 699 Ebenezer Church Road at the corner of Ebenezer Church Road and Ebenezer Bypass and the County has maintained Ebenezer Bypass about three times in 15 years. She stated that she loves Ebenezer Bypass as a dirt road and she wants it to stay that way and she doesn't want it paved to put a lot of traffic on the road. She said she wants to know if the dirt road will be allowed to remain and will there be some separation on the east side.

Pete Frisina said he would get somebody from the Road Department to contact Mrs. Little.

Chairman England asked if there was anyone else that is in opposition of the petition. Hearing none he said he would bring it back to the board.

Jim Oliver asked Jell Lammes if they agreed with the recommended conditions as follows:

1. That no lot shall have direct driveway access onto Ebenezer Road or Ebenezer Church Road. (This condition will be enforced by the Engineering/Public Works Department.)
2. That the owner/developer dedicate by deed, at no cost to the county, adequate right-of-way for the re-alignment of Ebenezer Church Road as depicted on the Development Plan submitted with this rezoning petition dated 10/19/2021. (This condition will be administered by the Engineering/Public Works Department.)

Jeff Lammes stated that they were in agreement with the recommended conditions.

Arnold Martin made a motion approve Petition No. 1314-21 with the two conditions. John Culbreth seconded the motion. The motion passed 4-0. Brian Haren was absent.

OLD BUSINESS

5. Discussion of the Fayette County Comprehensive Plan Update

Pete Frisina said in the Transportation Element on page 2-3 is a synopsis of suggestions from the Bicycle and Pedestrian Stakeholder Group. He added on page 2-4 is a discussion of the transportation services supplied by Senior Services under Transportation Options. He stated on page 2-5 is a discussion of new transportation technology including smart traffic signals, autonomous vehicles and electric vehicles.

He said on page 2-7 under the second policy (comprehensive network of multi-use paths, sidewalks and bicycle facilities) is where he put the more detailed suggestions from the Bicycle and Pedestrian Stakeholder Group. He stated that the Planning Commission has reviewed the majority of the Comprehensive Plan amendments and we will look over the plan again on the 16th and move to public hearings in January.

Arnold Martin asked if the Steering Committee would meet again.

Pete Frisina said they would meet one more time in December. Pete Frisina said he updated the Existing Land Use map and calculated the acreages for each of the Existing Land Use categories.

Arnold Martin said the County is 127,000 acres but it seems vaster.

Pete Frisina said Fayette County is one the smaller counties in Georgia. He asked if the Planning Commission if they had any concerns or suggestions for the Comprehensive Plan update.

Arnold Martin asked what the Bicycle and Pedestrian Stakeholder Group thoughts on increasing bicycle and pedestrian facilities in the County.

Pete Frisina said the true cyclists would rather be in dedicated travel lane on a road rather than a multi-use path.

Arnold Martin asked if the County would have to widen existing roads to achieve that.

Chairman England the County could also narrow the travel lanes for cars.

Pete Frisina said he is not planning to make any amendments to the Land Use Plan Map.

John Culbreth made a motion to adjourn. Arnold Martin seconded. The motion passed 4-0. Brian Haren was absent.

The meeting adjourned at 8:00pm.

**PLANNING COMMISSION
OF
FAYETTE COUNTY**


DANNY ENGLAND, CHAIRMAN
Temp

ATTEST:

HOWARD L. JOHNSON
PLANNING COMMISSION SECRETARY