

THE FAYETTE COUNTY PLANNING COMMISSION met on January 6, 2022 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Arnold Martin, Chairman
John H. Culbreth
Danny England
Jim Oliver

MEMBERS ABSENT: Brian Haren, Vice-Chairman

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

NEW BUSINESS

1. Election of the Chairman.

Pete Frisina opened the meeting by stating that a new Chairman needs to be nominated. John Culbreth made a motion to nominate Arnold Martin as Chairman. Danny England seconded the motion. The motion passed 4-0. Brian Haren was absent.

2. Election of the Vice-Chairman.

John Culbreth made a motion to nominate Brian Haren as Vice-Chairman. Danny England seconded the motion. The motion passed 4-0. Brian Haren was absent

3. Election of the Secretary.

John Culbreth made a motion to nominate Howard Johnson as Planning Commission Secretary. Danny England seconded the motion. The motion passed 4-0. Brian Haren was absent

4. Consideration of the Minutes of the meeting held on December 16, 2021.

John Culbreth made a motion to approve the minutes of the meeting held on December 16, 2021. Danny England seconded the motion. The motion passed 4-0. Brian Haren was absent.

PUBLIC HEARING

5. 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 to 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.

Pete Frisina said agenda items 5 and 6 are related rezoning petitions that can be discussed as one but two separate motions will be required.

William James said he is rezoning the property to R-45 to build a home for himself and a home for each of his three sisters. He added that there is an adjacent property that is already zoned R-45. He stated that the staff report says the rezoning will not have a negative effect on traffic and roadways and their recommendation is based on noncompliance to the Comprehensive Plan/Land Use Plan Map. He said he doesn't think his rezoning should be denied based on that map when the development will not have a negative impact on the County. He added that the staff stated in the report that approving this rezoning could provide legal leverage for the rezoning of other properties in the Rural Residential -2 (1 Unit/2 Acres) land use area. He said the precedence has already been set in 1990 when the Board of Commissioners rezoned the adjacent property to R-45. He stated that doesn't think the staff, Planning Commission, or Board of Commissioners should deny the rezoning.

Chairman Martin asked if there was anyone who wished to speak in opposition to the rezoning.

Russ Starett said he lives at 697 Sandy Creek Road and has lived there since 2017. He stated that he hopes the rezoning is not approved. He added that he concurs with the staff that what we have is Rural Residential area which has the character of larger lots and the houses being spread out. He said to drop four smaller lots in this area would be out of character to the surrounding area and not consistent with the vision of the Comp Plan for this area and could create the slippery slope of more dense rezonings getting approved.

Sara Reams said she lives at 130 Emerald Lane and has lived there for 22 years. She said when the County did the Comprehensive Plan they asked for public input and I gave my input stating that the reason I moved to Fayette County was the rural residential character and that is what makes Fayette County special and I would hate to see that change. She said she passes through this intersection several times a week and the traffic has increased significantly since Trilith has been built. She added when you come from the south on Sandy Creek Road toward this intersection there is a hill and a curve and if you turn right onto to Eastin Road it is a sharp turn of more than 90 degrees. She added that even if they put in a street which is what she understands so that there would not be four individual driveways that will take away from the lot size. She said her concern is the Comprehensive Plan and the dangerous intersection.

Jeff Giglio said he lives at 110 Emerald Lane and has lived there since 1989. He said what attracted him to the area is the two acre zoning in the area. He added that the Comprehensive Plan should be maintained. He stated that if they are going to put in a road that would make the lots less than one acre. He said he is against the rezoning.

Ron Reams said he lives at 130 Emerald Lane. He said he is against this rezoning and he concurs with the staff recommendation for denial. He added that the two acre Comprehensive Plan sounds reasonable and it could set a precedent if you start approving smaller lots in this area.

Chairman Martin asked if there was anyone who wished to speak in favor of the rezoning. Hearing none, he said Mr. James could now have his rebuttal.

William James said I can appreciate their concerns about breaking the Comprehensive Plan but as I have already said that has happened when the County approved the R-45 property adjacent to my property. He added that the increased traffic on Sandy Creek Road is due to Trilith, where I also own property, and not due to someone building an individual home. He said the rural character was gone when they built Trilith and I shouldn't be held up because someone wants it that way.

Chairman Martin asked about a road being built.

Pete Frisina said the Planning Commission was given the Concept Plan earlier and the concept is four lots fronting on Eastin Road.

John Culbreth made a motion to recommend denial of Petition No. 1313-21 A. Danny England seconded the motion. The motion passed 4-0. Brian Haren was absent.

- 6. 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 to R-45 to develop a residential subdivision. This property is located Land Lot 21 of the 7th District and fronts on Eastin Road.**

John Culbreth made a motion to recommend denial of Petition No. 1313-21 B. Danny England seconded the motion. The motion passed 4-0. Brian Haren was absent.

- 7. Consideration of Petition No. 1315-21, Brandon Harp, Owner, request to rezone 6.34 acres from A-R to R-70 to develop three (3) residential lots. This property is located Land Lot 247 of the 4th District and fronts on S.R. 92 South and Hills Bridge Road.**

Brandon Harp said he lives at 316 Hills Bridge Road and the property is 6.3 acre lot with frontage on SR 92 and Hills Bridge Road. He added that his dad lives at the corner of SR 92 and Inman Road on a 2.4 acre lot. He said he is proposing three 2.1 acre lots.

Chairman Martin asked if there was anyone that wished to speak in favor of the rezoning. Hearing none, he asked if there was anyone who wished to speak in opposition to the rezoning. Hearing none, he said then I will bring this back to the Board for discussion and a motion.

Danny England asked if the petitioner is aware of the condition of rezoning.

Brandon Harp said he is OK with the condition of rezoning.

Pete Frisina said the condition is referring to right-of-way on Hills Bridge Road.

Jim Oliver made a motion to recommend approval of Petition No. 1315-21 with one condition. Danny England seconded the motion. The motion passed 4-0. Brian Haren was absent.

8. Consideration of the Fayette County Comprehensive Plan 2017-2040 Update, prior to submittal to the Atlanta Regional Commission and Georgia Department of Community Affairs for review.

Pete Frisina said the present Comprehensive Plan was adopted in 2017 and the planning period runs to 2040. He stated there are no new policy or land use density changes being proposed in this update. He said, however, the data tables in the Comprehensive Plan have been updated with the most current economic and population data. He added that a new State required element addressing broadband availability has been added to the Comprehensive Plan. He said the Department of Community Affairs provided maps indicating Census blocks that are under served by broadband and that map has been added the Comprehensive Plan. He added that the areas that are under served are in the southern and northwestern portions of the County where the density is very low. He stated that there are two basic recommendations made in the element. He added that the first is to work with the local providers of broadband service to expand the availability and also coordinate with the municipalities as some of the unserved Census blocks are in municipalities or are split between a municipality and the unincorporated County. He said the second recommendation is to pursue the State designation as a Broadband Ready Community. He stated that the designation requires that the County address broadband in its Comprehensive Plan, which this element fulfills, and adopt an ordinance designating a single point of contact for the County that broadband providers can contact to submit applications to work within the right-of-way. He added that the ordinance also requires the County to respond to these application in a specific time period.

Chairman Martin asked if other communities in the metro area have similar densities like Fayette County.

Pete Frisina said he is not aware of any county in the metro area that has low densities similar the Fayette County, especially a five acre density.

Chairman Martin asked when this will be going to the Board of Commissioners.

Pete Frisina said this will be going before the BOC on January 27th.

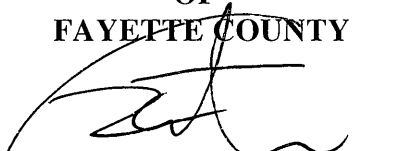
Chairman Martin asked if there was anyone that wished to speak in favor of the update. Hearing none, he asked if there was anyone who wished to speak in opposition to the update. Hearing none, he said then I will bring this back to the Board for discussion and a motion.

John Culbreth made a motion to recommend approval of Fayette County Comprehensive Plan 2017-2040 Update. Danny England seconded the motion. The motion passed 4-0. Brian Haren was absent.

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

The meeting adjourned at 8:00pm.

**PLANNING COMMISSION
OF
FAYETTE COUNTY**



ARNOLD MARTIN, CHAIRMAN

ATTEST:



HOWARD L. JOHNSON
PLANNING COMMISSION SECRETARY