

THE FAYETTE COUNTY PLANNING COMMISSION met on July 21st, 2022 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

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

STAFF PRESENT: Deborah Bell, Interim P&Z Director
Chanelle Blaine, Zoning Administrator
Chelsie Boynton, Planning and Zoning Coordinator

NEW BUSINESS

1. Consideration of the Minutes of the meeting held on July 7, 2022.

John Culbreth Sr. made a motion to approve the minutes of the meeting held on July 7th, 2022. Brian Haren seconded the motion. The motion passed 4-0-1. Danny England abstained.

2. Consideration of a Minor Final Plat for Brandon Harp. This property consists of 3 lots zoned R-70, is located in Land Lot 247 of the 4th District and fronts on S.R. Highway 92 and Hills Bridge Road.

Chairman Martin asked if the petitioner was present.

Brandon Harp said yes.

Chairman Martin asked if there was anything additional he wanted the Planning Commission to know.

Brandon Harp stated it was standard.

Chairman Martin brought the discussion back to the Planning Commission.

Brian Haren made a motion to approve Minor Final Plat for Brandon Harp. Jim Oliver seconded the motion. The motion passed 5-0.

3. Consideration of a Minor Final Plat for Bailey Estates. This property consists of 1 lot zoned A-R, is located in Land Lot 198 of the 4th District and fronts on Massengale Road.

Chairman Martin asked if the petitioner was present. The petitioner was not present.

Chairman Martin stated he has reviewed the plat and saw the recommendation of approval from staff.

Danny England asked if this is being carved out of a larger property.

Chanelle Blaine stated that is correct.

John Culbreth Sr. made a motion to approve Minor Final Plat for Bailey Estates. Brian Haren seconded the motion. The motion passed 5-0.

4. **Consideration of a Minor Final Plat for Neal E. Gray. This property consists of 2 lots zoned A-R, is located in Land Lots 125 and 126 of the 4th District and fronts on Georgia Highway 85 Connector.**

Chairman Martin asked if the petitioner was present.

Neal Gray stated yes. He added he is subdividing so his daughter can live closer to him.

Chairman Martin brought the discussion back to the Planning Commission.

Mr. Gray said his name is wrong on the agenda, it should be E. Neal Gray.

Chanelle Blaine said Neal E. Gray was on the plat, but it can be corrected.

Chairman Martin said the motion will be made with the correct name.

John Culbreth Sr. made a motion to approve Minor Final Plat for Edward Neal Gray. Brian Haren seconded the motion. The motion passed 5-0.

5. **Consideration of a Minor Final Plat of Atha Acres. This property consists of 4 lots zoned A-R, is located in Land Lots 125 and 126 of the 4th District and fronts on Georgia Highway 85 Connector.**

Chairman Martin asked if the petitioner was present. The petitioner was not present.

Chairman Martin asked if this was near the previous plat.

Chanelle Blaine stated it was across the street.

Chairman Martin brought the discussion back to the Planning Commission. There were no further questions or comments.

Brian Haren made a motion to approve Minor Final Plat of Atha Acres. Danny England seconded the motion. The motion passed 5-0.

6. Consideration of a Preliminary Plat of Sterling Ridge. This property consists of 25 lots zoned C-S, is located in Land Lots 35 and 36 of the 7th District and fronts on Ebenezer Church Road, Ebenezer Bypass and Ebenezer Road.

Chairman Martin asked if the petitioner was present.

Jeff Lammes stated he was present.

Chairman Martin asked if there was anything the petitioner would like to share.

Jeff Lammes stated he believes everything is in the plat and he is eager to get started.

Chairman Martin brought the discussion back to the Planning Commission.

Jim Oliver asked if the County has given Mr. Lammes a schedule on when he could begin clearing.

Jeff Lammes said they are just starting engineering, so they are a good ways away.

John Culbreth Sr. asked if there will be preservation of some trees or will it be clear cut.

Jeff Lammes stated it will not be clear cut.

Chairman Martin asked if there were any other questions or comments. There were none. He asked for a motion.

Jim Oliver made a motion to approve Preliminary Plat of Sterling Ridge. John Culbreth Sr. seconded the motion. The motion passed 5-0.

7. Discussion on the Land Use Element and Future Land Use Plan Map of the Fayette County Comprehensive Plan for the Starr's Mill Historic Overlay at SR 74, SR 85 and Padgett Road intersection.

Chanelle Blaine stated this is in the Comprehensive Plan. She stated since we approved C-C for the gas station at the intersection of S.R. 85 and S.R. 74, staff thinks it would be in the best interest to have this changed to Commercial. She suggested L-C-1 be removed and only have Commercial. She added "limited" and "one" will be removed from the description as well. She stated it will have to go before a public hearing then the Board of Commissioners.

Chairman Martin asked if changing this will allow a gas station on any of those four corners.

Chanelle Blaine stated yes. She also stated it will make the reports cleaner and easier. John Culbreth Sr. asked if everything in that intersection will be Commercial.

Chanelle Blaine stated yes, all four parcels will be Commercial.

Chairman Martin asked how will this impact similar intersections.

Chanelle Blaine stated it will only be for this intersection. She added she has received calls about there possibly being a gas station added across the street from the current one.

Jim Oliver asked if it was across S.R 85 or S.R. 74.

Chanelle Blaine stated across S.R. 74.

Jim Oliver asked if the County attorney has reviewed the change.

Chanelle Blaine said no but he is aware that it is coming.

Brian Haren made a motion to send the Land Use Element and Future Land Use Plan Map of the Fayette County Comprehensive Plan for the Starr's Mill Historic Overlay at SR 74, SR 85 and Padgett Road intersection to public hearings. John Culbreth Sr. seconded the motion. The motion passed 5-0.

.....

John Culbreth Sr made a motion to adjourn. Jim Oliver seconded. The motion passed 5-0.

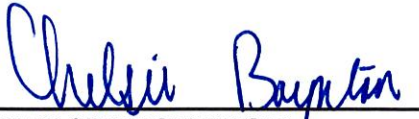
The meeting adjourned at 7:20pm.

PLANNING COMMISSION
OF
FAYETTE COUNTY

for *Brian Haren* ^{ACTING} ^{CHAIR}
ARNOLD MARTIN, CHAIRMAN

Page 5
July 21st, 2022
PC Meeting

ATTEST:



CHELIE BOYNTON
PLANNING COMMISSION SECRETARY

