

THE FAYETTE COUNTY PLANNING COMMISSION met on July 1, 2004 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

MEMBERS PRESENT: Jim Graw, Chairman
Douglas Powell, Vice-Chairman
Bob Harbison
Bill Beckwith
Al Gilbert

MEMBERS ABSENT: None

STAFF PRESENT: Aaron Wheeler, Director of Zoning/Zoning Administrator
Delores Harrison, Zoning Technician
Dennis Davenport, Assistant County Attorney
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator

Welcome and Call to Order:

Chairman Graw called the meeting to order and led the Pledge of Allegiance. He introduced the Board Members and Staff and confirmed there was a quorum present.

* * * * *

1. Consideration of the Workshop Minutes of the meeting held on May 20, 2004.

Chairman Graw asked the Board Members if they had any comments or changes to the Workshop Minutes as circulated? Al Gilbert made the motion to approve the Workshop Minutes. Bill Beckwith seconded the motion. The motion passed 4-0-1. Doug Powell abstained from the voting due to being absent from the May Workshop.

* * * * *

2. Consideration of the Minutes of the meeting held on June 3, 2004.

Chairman Graw asked the Board Members if they had any comments or changes to the Minutes as circulated? Bob Harbison made the motion to approve the Minutes. Doug Powell seconded the motion. The motion unanimously passed 5-0.

* * * * *

3. Consideration of the Workshop Minutes of the meeting held on June 17, 2004.

Chairman Graw asked the Board Members if they had any comments or changes to the Workshop Minutes as circulated? Doug Powell made the motion to approve the Workshop Minutes. Al Gilbert seconded the motion. The motion unanimously passed 5-0.

* * * * *

Chairman Graw explained to the audience that a Preliminary Plat was the subdivision of property which was already zoned and only the technical aspects of the Preliminary Plats could be addressed by the public.

THE FOLLOWING ITEMS WILL BE CONSIDERED BY THE PLANNING COMMISSION ONLY ON JULY 1, 2004.

4. **Consideration of a Preliminary Plat, Brenleigh Park Subdivision, Caroline L. Wilson and Joe Simpson-Rich, Owners, and Omni Consulting Services, Inc., Agent. This property consists of 29.4 acres with 19 single-family dwelling lots. This property is located in Land Lots 23, 42, and 43 of the 5th District, fronts on Inman Road, and is zoned R-40.**

Tom Daniel of Omni Consultants requested approval of the preliminary plat as submitted.

Chairman Graw asked if there were any public comments.

Brad Paullin of 180 Cross Creek Trail requested that the buffer be protected prior to clearing for the proposed road by the installation of tree save fencing.

Chairman Graw asked Aaron Wheeler to address this aspect.

Mr. Wheeler advised that the Engineering Department will monitor the buffer and that silt fencing will be required along the buffer.

Mr. Paullin also requested that the final plat indicate the buffer as an undisturbed buffer.

At this time, Chairman Graw closed the floor from public comments.

Bill Beckwith asked Mr. Daniel why one stream required only a buffer while the other stream required a buffer and a setback.

Mr. Daniel explained that there are different buffer requirements for different classification of streams.

Al Gilbert made a motion to approve the preliminary plat stamped received June 16, 2004. Bill Beckwith seconded the motion.

Bob Harbison stated that a copy of the Resolution was copied onto the preliminary plat and added that he thought this was a good idea. He suggested that the P.C. discuss making this a standard requirement.

Chairman Graw asked if other plats had the Resolution affixed to it.

Mr. Wheeler explained that the plat could contain the information in the notes or with a copy of the Resolution affixed to the plat.

Chairman Graw requested that this requirement be discussed at the next Workshop.

At this time, Chairman Graw called for the vote.

The motion unanimously passed 5-0.

* * * * *

THE FOLLOWING ITEMS WILL BE CONSIDERED BY THE PLANNING COMMISSION ON JULY 1, 2004 AND BY THE BOARD OF COMMISSIONERS ON JULY 22, 2004.

5. **Consideration of proposed amendments to the Fayette County Zoning Ordinance regarding Article VI. District Use Requirements, Section 6-21. M-1 Light Industrial District, B. Permitted Uses, 12. Car wash, 24. Furniture store, 31. Horse show, 44. Paint shop, automobile, 46. Parts store, automobile, 60. Rodeo, 67. Tire recapping, 70.**

July 1, 2004

Utilities, public facilities, and C. Conditional Uses, 5. Kennel (See Animal Hospital, etc.) and amend the sequencing order to reflect the proposed amendments.

Aaron Wheeler advised that the proposed amendments had been discussed at previous Workshops. He explained that there were duplicate use names which have now either been deleted or consolidated into other uses. He reviewed other proposed amendments as follows: detailing facility was added to car wash; equine activity facilities was added to horse show and temporary in nature was deleted; and temporary in nature was deleted from rodeo/rodeo facilities.

Chairman Graw asked if there were any public comments. (Only one person present in the audience.) Hearing none, he closed the floor from public comments.

Doug Powell made a motion to approve the proposed amendments as submitted. Bob Harbison seconded the motion. The motion unanimously passed 5-0.

* * * * *

6. Consideration of proposed amendments to the Fayette County Zoning Ordinance regarding Article VI. District Use Requirements, Section 6-19. C-H Highway Commercial District, B. Permitted Uses, 9. Bank, 20. Car Wash, 41. Furniture upholstery shop, 48. Horse show, 76. Rodeo, and C. Conditional Uses, 14. Kennel (See Animal Hospital) and amend the sequencing order to reflect the proposed amendments.

Aaron Wheeler advised that the proposed amendments had been discussed at previous Workshops. He explained that there were duplicate use names which have now either been deleted or consolidated into other uses. He reviewed other proposed amendments as follows: detailing facility was added to car wash; added temporary in nature to horse show and rodeo.

Chairman Graw asked if there were any public comments. (Only one person present in the audience.) Hearing none, he closed the floor from public comments.

Al Gilbert made a motion to approve the proposed amendments as submitted. Bill Beckwith seconded the motion. The motion unanimously passed 5-0.

* * * * *

Chairman Graw asked if there was any further business.

Aaron Wheeler reminded the P.C. of the Workshop scheduled for July 15, 2004 in the Board of Commissioners Conference Room, Suite 100 at 7:00 P.M.

Al Gilbert suggested to discuss at the next Workshop requesting Terry Smith who is Chairman of the Board of Education to address comments on preliminary and final plats and rezoning applications.

Chairman Graw requested Mr. Wheeler to provide copies of the Minutes of the B.O.C. Public Hearings to the P.C.

There being no further business, Bob Harbison made the motion to adjourn the meeting. Bill Beckwith seconded the motion. The motion for adjournment unanimously passed 5-0. The meeting adjourned at 7:28 P.M.

July 1, 2004

**PLANNING COMMISSION
OF
FAYETTE COUNTY**

ATTEST:

**JIM GRAW
CHAIRMAN**

**ROBYN S. WILSON
SECRETARY**