

THE FAYETTE COUNTY PLANNING COMMISSION met on August 5, 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
Bill Beckwith
Al Gilbert

MEMBERS ABSENT: Bob Harbison

STAFF PRESENT: Aaron Wheeler, Director of Zoning/Zoning Administrator
Chris Venice, Director of Planning/Community Development Division
Director
Delores Harrison, Zoning Technician
Bill McNally, County Attorney
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator
Deputy Jonathan James

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.

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1. Consideration of the Minutes of the meeting held on July 1, 2004.

Chairman Graw asked the Board Members if they had any comments or changes to the Minutes as circulated? Al Gilbert made the motion to approve the Minutes. Bill Beckwith seconded the motion. The motion unanimously passed 4-0. Bob Harbison was absent.

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2. Consideration of the Workshop Minutes of the meeting held on July 15, 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 4-0. Bob Harbison was absent.

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Chairman Graw explained to the audience that both of the Preliminary Plats had requested to table until September 2, 2004.

THE FOLLOWING ITEMS WILL BE CONSIDERED BY THE PLANNING COMMISSION ONLY ON AUGUST 5, 2004.

3. Consideration of a Preliminary Plat, Price Road Estates Subdivision, Capital Developers, LLC, Owners, and Frank Potts, Agent. This property consists of 56.01 acres with 39 proposed single-family dwelling lots. This property is located in Land Lot 70 of the 5th District, fronts on Price Road, and is zoned R-40.

Aaron Wheeler explained that the applicant was unable to make revisions by the deadline and requested to table the preliminary plat until September 2, 2004.

Al Gilbert made a motion to table the preliminary plat until September 2, 2004 as requested. Bill Beckwith seconded the motion. The motion unanimously passed 4-0. Bob Harbison was absent.

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4. **Consideration of a Preliminary Plat, Woodbridge Farm Subdivision, Jackie L. Mask, Owner, and Mike Daughtry of Woodland Preserve, LLC, Agent. This property consists of 270.753 acres with 43 proposed single-family dwelling lots. This property is located in Land Lots 132, 133, and 156 of the 4th District, fronts on Huckaby Road and Rising Star Road, and is zoned A-R.**

Aaron Wheeler explained that the Fire Marshal was requiring the subdivision to be connected to County water but the developer was proposed individual wells so the applicant requested to table the preliminary plat until September 2, 2004.

Al Gilbert made a motion to table the preliminary plat until September 2, 2004 as requested. Doug Powell seconded the motion. The motion unanimously passed 4-0. Bob Harbison was absent.

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Aaron Wheeler read the procedures that would be followed including the fifteen (15) minute time limitation for presentation and opposition for petitions.

THE FOLLOWING ITEMS WILL BE CONSIDERED BY THE PLANNING COMMISSION ON AUGUST 5, 2004 AND BY THE BOARD OF COMMISSIONERS ON AUGUST 26, 2004.

5. **Consideration of Petition No. 1130-04, ARC Enterprises, Owners, and Scarbrough & Rolader Development, Agents, request to rezone 26.593 acres from R-70 to C-S to develop 12 single-family dwelling lots. This property is located in Land Lot 21 of the 7th District and fronts on Eastin Road and Sandy Creek Road.**

Donna Black of Scarbrough & Rolader Development stated that she was proposing a 12 lot subdivision on 26 acres located on Sandy Creek Road between Eastin Road and Flat Creek Trail. She advised that the subject property is currently zoned R-70 which allows two (2) acre lots. She noted that under the C-S zoning district would allow for 12 one (1) acre lots and 10 acres of open space. She confirmed that the approval of the rezoning would not increase the density allowed under R-70. She said that the property is surrounded by R-70 and is in keeping with the character of the area as well as the Land Use Plan. She remarked that the purpose of the rezoning is to create open space within a small subdivision while providing one (1) acre minimum lots. She commented that approval of the C-S zoning district would benefit the area in several ways: 1) decreases the acreage cleared for road construction; 2) reduces the amount of impervious surface which also reduces stormwater runoff from the longer street required under the R-70 zoning district; 3) reduces the amount of roadway and infrastructure to be maintained by the County; and 4) open space acts as a buffer from the adjacent uses. She added that there is sufficient water to serve this site. She went on to say that Environmental Health has found the soils to be compatible with septic systems. She pointed out that Staff has recommended approval with two (2) conditions and she agrees to both.

Chairman Graw asked if there was anyone to speak in favor of the petition. Hearing none, he asked if there was anyone to speak in opposition of the petition. Hearing none and with no rebuttal required, he closed the floor from public comments.

Al Gilbert made a motion to approve the petition subject to the recommended conditions. Bill Beckwith seconded the motion.

Doug Powell asked if the proposed development included the property on the south side of Sandy Creek Road.

Ms. Black explained that she was advised by Staff to remove the parcel to the south from the proposed development and develop it under the R-70 zoning district.

Mr. Powell asked what was meant by note #15, stating that the property is no longer in conservation use as of 2003.

Ms. Black explained that the property was under conservation use until 2003 for tax purposes.

Mr. Powell asked Staff if greenspace had to be contiguous.

Mr. Wheeler replied that there are no regulations requiring greenspace to be contiguous.

Attorney McNally added that the greenspace must be a part of the same parcel of land.

Chairman Graw explained that the developer could develop 12 two (2) acre lots under the current R-70 zoning district, however the C-S zoning district would allow the developer to develop 12 one (1) acre lots plus require open space. He asked Attorney McNally how much open space the County must have per the State.

Attorney McNally replied 20%.

At this time, Chairman Graw called for the vote. The motion unanimously passed 4-0. Bob Harbison was absent.

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6. Consideration of proposed amendments to the Fayette County Zoning Ordinance regarding Article III. Definitions, Section 3-46. Financial Institution.

Aaron Wheeler advised that this proposed amendment had been discussed at a previous Workshop. He explained that Financial Institution would include such businesses as a bank, credit union, etc.

Chairman Graw asked if there was any public input. Hearing none, he closed the floor from public comments.

Doug Powell made the motion to approve the proposed amendments. Bill Beckwith seconded the motion. The motion unanimously passed 4-0. Bob Harbison was absent.

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7. Consideration of proposed amendments to the Fayette County Zoning Ordinance regarding Article VI. District Use Requirements, Section 6-24. C-S, Conservation Subdivision, A. Purpose.

Aaron Wheeler advised that the proposed amendments had been discussed at a previous Workshop. He explained that when the Planning Department changed the land use classifications on the Land Use Plan Map that the Zoning Ordinance also needed to be changed for consistency. He added this is basically a "housekeeping" item.

Chairman Graw asked if there was any public input. Hearing none, he closed the floor from public comments.

Doug Powell made the motion to approve the proposed amendments. Al Gilbert seconded the motion. The motion unanimously passed 4-0. Bob Harbison was absent.

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8. Consideration of proposed amendments to the Fayette County Zoning Ordinance regarding Article VII. Conditional Uses, Exceptions, and Modifications, Section 7-7. Commercial Development Standards.

Aaron Wheeler advised that the proposed amendments had been previously discussed at several Workshops. He explained that the proposed amendments addressed architectural and site design standards and guidelines for structures 5,000 square feet or greater for a single structure for property located in the area north of S.R. 54 West, east of Tyrone Road, and west of Sandy Creek Road. He added that this area shall also be known as the Fayette County Community Hospital District or Hospital District.

Al Gilbert commended Staff for their work on the proposed amendments and made a motion to approve the proposed amendments. Bill Beckwith seconded the motion.

Attorney McNally referenced #3.b. on page 2. regarding drive-through lanes. He explained that this section was discriminatory and should be amended to allow everyone to have the same number of drive-through lanes and not just financial institutions because other businesses such as a pharmacy may want multiple lanes.

Mr. Beckwith asked if 3.b. could be deleted.

Attorney McNally replied yes.

Chairman Graw suggested amending 3.b. to read: No more than two (2) drive-through lanes are permitted.

Bill Beckwith withdrew his second.

Al Gilbert amended his motion to approve the proposed amendments with the change as suggested by Chairman Graw. Bill Beckwith seconded the motion. The motion unanimously passed 4-0. Bob Harbison was absent.

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Chairman Graw asked if there was any further business.

Aaron Wheeler advised that the P.C. Workshop scheduled for August 19, 2004 had been canceled, however a Workshop would be scheduled for September 16, 2004 in the Board of Commissioners Conference Room, Suite 100 at 7:00 P.M.

Doug Powell commended the Technical Review Committee (TRC) on a fine job with the notes distributed to the P.C. regarding the various agenda items.

There being no further business, Al Gilbert made the motion to adjourn the meeting. Doug Powell seconded the motion. The motion for adjournment unanimously passed 4-0. Bob Harbison was absent. The meeting adjourned at 7:38 P.M.

Page 5
August 5, 2004

PLANNING COMMISSION

OF

FAYETTE COUNTY

ATTEST:

JIM GRAW
CHAIRMAN

ROBYN S. WILSON
SECRETARY