

**THE FAYETTE COUNTY PLANNING COMMISSION** met on September 7, 2006 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

**MEMBERS PRESENT:** Douglas Powell, Vice-Chairman  
Bill Beckwith  
Al Gilbert  
Tim Thoms

**MEMBERS ABSENT:** Jim Graw, Chairman

**STAFF PRESENT:** Pete Frisina, Director of Planning & Zoning  
Dennis Dutton, Zoning Administrator  
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator  
Delores Harrison, Zoning Technician  
Ali Cox, Assistant County Attorney  
Deputy Kathy Hobbs  
Sgt. Earl Williams

**Welcome and Call to Order:**

Vice-Chairman Powell called the Public Meeting to order and led the Pledge of Allegiance. He introduced the Board Members and Staff and confirmed a quorum was present.

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**1. Consideration of the Minutes of the Public Hearing held on July 6, 2006.**

Vice-Chairman Powell 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. Tim Thoms seconded the motion. The motion unanimously passed 3-0-1. Doug Powell abstained from the vote due to being absent from said public hearing. Chairman Graw was absent.

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**2. Consideration of the Public Meeting/Workshop Minutes of the meeting held on July 19, 2006.**

Vice-Chairman Powell asked the Board Members if they had any comments or changes to the Public Meeting/Workshop Minutes as circulated? Bill Beckwith made the motion to approve the Public Meeting/Workshop Minutes. Al Gilbert seconded the motion. Doug Powell abstained from the vote due to being absent from said public hearing. Chairman Graw was absent.

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**3. Consideration of the Minutes of the Special Called Public Hearing held on August 17, 2006.**

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

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**4. Consideration of the Public Meeting/Workshop Minutes of the meeting held on August 17, 2006.**

Vice-Chairman Powell asked the Board Members if they had any comments or changes to the Public Meeting/Workshop Minutes as circulated? Al Gilbert made the motion to approve the Public Meeting/Workshop Minutes. Tim Thoms seconded the motion. The motion unanimously passed 4-0. Chairman Graw was absent.

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Vice-Chairman Powell advised the applicants that due to the lack of a full board that they had the right to ask to be tabled until the October 5, 2006, Public Hearing prior to their presentation. He also 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.

**5. Consideration of a Preliminary Plat, New Bern Subdivision, Dan T. Cathy, S. Truett Cathy, and Mr. & Mrs. George E. Larkin, Owners, and Scott Barnett of Barnett Land Company, LLC, Agent. This property consists of 124.52 acres with 54 single-family dwelling lots. This property is located in Land Lots 35 and 36 of the 5th District, fronts on Redwine Road, and is zoned R-50.**

Scott Barnett requested approval of the preliminary plat stamped received 08/29/06. He explained that the overall plat was similar to the rezoning concept plan. He noted that the number of lots had been reduced from 59 to 53 due to the soils information and also the crossing of the creek and wetlands area. He confirmed that the two (2) outparcels which front Redwine Road would not be subject to the restrictive covenants. He pointed out that the amenity area had been relocated and was adjacent to the open space. He added that the amenity area would contain a swimming pool and tennis court. He reported that there would be a thirty (30) foot undisturbed buffer which would surround the entire property and would remain natural with supplemental planting as required. He remarked that the neighborhood will include the amenity area, the roundabout park, sidewalks, a pond, and street trees.

Vice-Chairman Powell asked if there was any public comment. Hearing none, he closed the floor from public comments.

Tim Thoms pointed out that the notes under density shows 59 lots. He asked if there would be access to the open space provided across the wetland areas.

Mr. Barnett replied that the access to the open space is provided at the amenity area.

Vice-Chairman Powell noted that the north arrow was missing. He stated that he had spoken with the Engineering Department and there appears to be no problem with sight distance and should the plat be revised that the sight distance be indicated.

Tim Thoms made a motion to approve the preliminary plat stamped received 08/29/06. Bill Beckwith seconded the motion. The motion unanimously passed 4-0. Chairman Graw was absent.

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Dennis Dutton 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 SEPTEMBER 7, 2006 AND BY THE BOARD OF COMMISSIONERS ON SEPTEMBER 28, 2006.**

**6. Consideration of Petition No. 1181-06, Brent Scarbrough, President of Fayette Youth Protection Home, Inc., Owner, and Don Phillips, Agent, request to rezone 2.81 acres from C-C Conditional to O-I to develop office institutional uses. This property is located in Land Lot 250 of the 5th District and fronts on Hwy. 279 and Twiggs Way.**

Don Phillips stated that the Fayette Youth Protection Home is a nonprofit organization that operates residential group homes for school aged children who have been the victims of abuse, neglect, and abandonment. He commented that this was the only type of organization in Fayette County to offer such a service and have helped hundreds of children over the last 17 years. He said that until one (1) year ago, they operated two (2) homes; one (1) known as the Friday House on Hwy. 279 and the Johnson Home in Brooks. He commented that in the past few years, there has been a movement in

the State of Georgia away from group home care for children in State custody. He explained that in order to keep up with the changing times and to better meet the needs of children in the County, the two (2) homes have been consolidated into one (1) home and put the Friday Home up for sale. He noted that the existing zoning is limited by the condition of approval which limits the use as a residential use home. He explained that the property would sell more readily as O-I.

Vice-Chairman Powell 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.

Vice-Chairman Powell read the two (2) recommended conditions aloud and asked Mr. Phillips if he agreed to the two (2) recommended conditions.

Mr. Phillips replied affirmatively.

Al Gilbert stated that the O-I was a less intense zoning than the C-C and made a motion to approve the petition subject to the two (2) recommended conditions. Bill Beckwith seconded the motion. The motion unanimously passed 4-0. Chairman Graw was absent.

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7. **Consideration of Petition No. 1182-06, Rose M. King, Trustee, Owner, and Charles H. Jackson, Agent, request to rezone 10.18 acres from A-R to R-75 to develop four (4) single-family dwelling lots. This property is located in Land Lot 225 of the 13th District and fronts on Wagonwheel Trail.**

Chuck Jackson requested to rezone 10 acres from A-R to R-75 to develop four (4) single-family dwelling lots. He added that he accepts the recommended condition.

Vice-Chairman Powell 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.

Vice-Chairman Powell read the one (1) recommended condition aloud and asked Mr. Jackson if he agreed to the one (1) recommended condition.

Mr. Jackson replied affirmatively.

Tim Thoms stated that the adjacent property had recently been rezoned to R-75. He commented that once the 30 feet of right-of-way is dedicated to the County, special attention will need to be given to each lot configuration. He made a motion to approve the petition subject to one (1) recommended condition. Al Gilbert seconded the motion. The motion unanimously passed 4-0. Chairman Graw was absent.

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Vice-Chairman Powell asked if there was any further business.

Pete Frisina reminded the P.C. of the Public Meeting/Workshop scheduled for Thursday, September 21, 2006 in the Board of Commissioners Conference Room, First Floor at 7:00 P.M.

There being no further business, Tim Thoms made the motion to adjourn the Public Meeting/Workshop. The Public Meeting/Workshop adjourned at 7:27 P.M.

**PLANNING COMMISSION**  
**OF**  
**FAYETTE COUNTY**

**ATTEST:**

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**DOUG POWELL**  
**VICE-CHAIRMAN**

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**ROBYN S. WILSON**  
**SECRETARY**