

THE FAYETTE COUNTY PLANNING COMMISSION met on November 7, 2002 at 7:05 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

MEMBERS PRESENT: Bill Beckwith, Chairman
Bob Harbison
Al Gilbert

MEMBERS ABSENT: Jim Graw, Vice-Chairman
Douglas Powell

STAFF PRESENT: Bill McNally, County Attorney
Kathy Zeitler, Director of Zoning/Zoning Administrator
Delores Harrison, Zoning Technician
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator

Welcome and Call to Order:

Chairman Beckwith 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 October 3, 2002.

Chairman Beckwith explained that only two (2) Board Members present could vote to approve the Minutes due to one Board Member being absent from that meeting, and three (3) affirmative votes were required for an approval. He requested that the October 3, 2002 Minutes be placed on the December Planning Commission public hearing agenda.

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2. Consideration of the Workshop Minutes of the meeting held on October 17, 2002.

Chairman Beckwith 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. Bob Harbison seconded the motion. The motion unanimously passed 3-0. Doug Powell and Jim Graw were absent.

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Chairman Beckwith explained to the audience that the Preliminary Plats on the agenda were to address the technical aspects of the subdivision of property which was already zoned, and only the technical aspects of the Preliminary Plats could be addressed by the public.

Kathy Zeitler read the procedures that would be followed regarding the lack of a full Board including the Applicant's right to table prior to their presentation to the Board.

THE FOLLOWING ITEMS WILL BE CONSIDERED BY THE PLANNING COMMISSION ONLY ON NOVEMBER 7, 2002.

3. Consideration of a Preliminary Plat, Emerald Lakes Subdivision, Phase IV, Libby Griswell, Owner, and Mark Griswell, Agent, request to develop a single-family residential subdivision consisting of 7.501 acres with approximately 5 lots. This property is located in Land Lot 108 of the 5th District, fronts on Spring Lake Way, and is zoned R-20. (These lots will be a part of Emerald Lakes Subdivision consisting of 306 lots located in Clayton County.) Applicant requested to table said preliminary plat until December 5, 2002.

Bob Harbison made a motion to table the Preliminary Plat until December 5, 2002 as requested. Al Gilbert seconded the motion. The motion unanimously passed 3-0. Doug Powell and Jim Graw were absent.

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4. **Consideration of a Preliminary Plat, Northern Oaks Subdivision, Gray Ghost Development, Inc., Owner, and Crane & Associates, Inc., Agent, request to develop a single-family residential subdivision consisting of 35.381 acres with approximately 29 lots. This property is located in Land Lots 164 and 165 of the 5th District, fronts on S.R. 92 North, and is zoned R-40.**

James Crane of Crane & Associates requested approval of the Preliminary Plat as submitted on 10/29/02.

Bob Harbison made a motion to approve the Preliminary Plat stamped received 10/29/02. Chairman Beckwith seconded the motion. The motion unanimously passed 3-0. Doug Powell and Jim Graw were absent.

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5. **Consideration of a Preliminary Plat, Duke's Farm Subdivision, Burt Clark of TCG Holdings, LLC, Owner, and Randy Boyd, Agent, request to develop a single-family residential subdivision consisting of 125 acres with approximately 18 lots. This property is located in Land Lots 66, 67, and 94 of the 4th District, fronts on Bankstown Road, and is zoned A-R.**

Randy Boyd requested approval of the Preliminary Plat as submitted on 10/23/02.

Al Gilbert noted that staff's recommendation of approval included one (1) condition to make a minor revision to Note 3. to correct the number of lots.

Mr. Boyd stated that he had already made the change as requested.

Al Gilbert made a motion to approve the Preliminary Plat stamped received 10/23/02 subject to the minor revision to Note 3. to indicate the number of lots to be 18. Bob Harbison seconded the motion. The motion unanimously passed 3-0. Doug Powell and Jim Graw were absent.

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6. **Consideration of a Preliminary Plat, Abingdon Subdivision, John Wieland Homes & Neighborhoods, Owner, and Jonathan Jones of Integrated Science & Engineering, Agent, request to develop a single-family residential subdivision consisting of 50 acres with approximately 14 lots. This property is located in Land Lots 80 and 81 of the 7th District, fronts on Coastline Road, and is zoned R-70.**

Ed Woodland requested approval of the Preliminary Plat submitted on 10/22/02 which consists of 50 acres with 14 lots ranging in size from 2-8 acres.

Bob Harbison asked Kathy Zeitler if the floodplain lots (9B and 14B) had been calculated into the density of the project.

Kathy Zeitler explained that the floodplain lots had been checked and that the floodplain is subtracted from the total acreage to get the net density. She advised that each lot had a minimum of one (1) acre out of the floodplain as required for a lot to be developed.

Al Gilbert made a motion to approve the Preliminary Plat stamped received 10/22/02 with two (2) minor revisions to indicate the front yard setback for Lot 4B as 104 feet and the street length for Fairhill Drive as 518 L.F. Chairman Beckwith seconded the motion. The motion unanimously passed 3-0. Doug Powell and Jim Graw were absent.

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THE FOLLOWING ITEMS WILL BE CONSIDERED BY THE PLANNING COMMISSION ON NOVEMBER 7, 2002 AND BY THE BOARD OF COMMISSIONERS ON NOVEMBER 14, 2002.

7. Consideration of proposed amendments to the Fayette County Zoning Ordinance regarding Article VII. Conditional Uses, Exceptions, and Modifications, Section 7.2.B.1A. Aircraft Hangar by the Zoning Department.

Kathy Zeitler stated that several workshops had been held to discuss aircraft hangars. She explained that the A-R Zoning District allows fly-in community subdivisions and hangars are considered as an accessory building on a residential lot, however accessory structures are restricted to 900 square feet and aircraft hangars have to be much larger. She said since the County is issuing building permits for hangars occasionally that they should be addressed in the Zoning Ordinance.

Mrs. Zeitler explained the proposed amendments as follows: aircraft hangars must comply with all the criteria of a Aircraft Landing Area, use of hangar shall be limited to storage and maintenance of aircraft, outdoor storage of aircraft parts is prohibited, hangar shall not include living quarters or be used for residential purposes, on lots less than ten (10) acres a maximum of one (1) detached hangar is permitted, no trade or business of any kind shall be conducted from a hangar, detached hangar is an accessory structure which shall require a building permit, hangar shall comply with minimum building setbacks, detached hangar shall not be constructed prior to construction of the single-family dwelling, detached hangar shall be located to the side or rear of the principal dwelling, and a detached hangar shall not exceed 5,000 square feet in size including workshop, restroom, and storage areas.

At this time, Chairman Beckwith opened the floor to public comments.

Kent Gillen of Kenley Park Fly-In Community Subdivision stated that he had attended several workshops regarding aircraft hangars. He thanked the P.C. and Staff for allowing input from the residents of his fly-in subdivision.

Hearing no further comments, Chairman Beckwith closed the floor from public comments.

Al Gilbert stated that several workshops had been held to discuss hangars. He said he appreciated the input from everyone who attended the workshops and for Staff's research and the additional information on hangars.

Chairman Beckwith concurred.

Bob Harbison made a motion to approve the proposed amendments. Al Gilbert seconded the motion. The motion unanimously passed 3-0. Doug Powell and Jim Graw were absent.

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Chairman Beckwith asked if there was any further business.

Kathy Zeitler reminded the P.C. of the Workshop scheduled for November 21, 2002 in Suite 202A at 7:00 P.M. She advised that three (3) rezoning applications, one (1) tower application, and three (3) preliminary plat applications had been submitted for the December public hearing.

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There being no further business, Al Gilbert made the motion to adjourn the meeting. Bob Harbison seconded the motion. The motion for adjournment unanimously passed 3-0. Doug Powell and Jim Graw were absent. The meeting adjourned at 7:21 P.M.

PLANNING COMMISSION
OF
FAYETTE COUNTY

ATTEST:

BILL BECKWITH
CHAIRMAN

ROBYN S. WILSON
SECRETARY