

**THE FAYETTE COUNTY PLANNING COMMISSION** met on March 16, 2017 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

**MEMBERS PRESENT:** Brian Haren, Chairman  
John H. Culbreth, Sr., Vice-Chairman  
Jim Graw  
Al Gilbert

**MEMBERS ABSENT:** Arnold Martin, III

**STAFF PRESENT:** Peter A. Frisina, Director of Community Services  
Chanelle Blaine, Zoning Administrator

**Welcome and Call to Order:**

Chairman Haren called the Planning Commission Meeting to order. Chairman Haren introduced the Commission Members and Staff.

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**1. Consideration of the Minutes of the meeting held on March 2, 2017.**

Al Gilbert stated that under bed and breakfast he had made some comments and he used the term proves but it spelled on the minutes as proofs.

Jim Graw made a motion to approve the minutes with Al Gilbert's correction. Al Gilbert seconded the motion. The motion passed 4-0. Arnold Martin was absent from the meeting.

Pete Frisina asked if they the item to discuss land use was on the agenda.

Chanelle Blaine replied no.

Pete Frisina asked if they could add an item to the agenda.

Al Gilbert asked if it would be number four (4) on the agenda.

Pete Frisina stated that there needs to be a vote to discuss the land use plan.

Al Gilbert made a motion to add to the agenda the discussion of the future land use map. John Culbreth seconded the motion. The motion passed 4-0. Arnold Martin was absent from the meeting.

NEW BUSINESS

2. **Consideration of a Minor Subdivision Plat of Huddleston Estate. The property will consist of two residential lots zoned A-R, is located in Land Lot 37 of the 7<sup>th</sup> District and fronts on Huier Drive.**

Chairman Haren stated that there is only four (4) of the five (5) members present. He said that they do vote on this proposal and give you the option of requesting a tabling of this until we can meet again with a full board.

Johnny Huddleston replied that he doesn't foresee any problems.

Jim Graw stated that it requires three (3) affirmative votes and we only have four (4) people.

Chairman Haren reiterated that it requires three (3) affirmative votes and you can either request a tabling or we can go forward.

Johnny Huddleston replied go forward. He said if they have any questions they will be happy to answer them.

Chairman Blanks asked if they had any comments for discussion. Hearing none, he asked if they had any questions.

Jim Graw stated that he had a question and that he had called Chanelle up the other day and got his answer. He said that he wanted to let them know what he talked to her about and that she went and talked to Pete. He stated that the powerlines that go through lot one (1) does not have an easement. He said that it is not the responsibility of the County or the Planning Commission to make sure there is an easement there. He added that he guesses it is going to be up to the power company.

Johnny Huddleston interjected saying he had already spoke to the EMC engineering and they said once a building permit was pulled the powerlines would be removed.

Pete Frisina stated that it is the responsibility of the surveyor and we have nothing to do with it. He said once the surveyor says they can't find any evidence of it that his stamp and seal on the drawings.

Chairman Haren asked if this was just a residential line.

Johnny Huddleston replied yes and that the lines go to his barn.

Chairman Haren said so it's your line.

Johnny Huddleston stated that this old place was his mother-in-law's farm and he is dividing up one (1) fourth of it for himself.

Chairman Haren asked if there were any other questions or comments.

John Culbreth asked if there were any other heirs to the property.

Johnny Huddleston replied yes, I have two (2) brothers and a sister.

John Culbreth asked if they were in compliance with him dividing it up.

Johnny Huddleston replied yes, and that he couldn't do it without their signature.

John Culbreth stated that he just wanted to make sure because sometime it does happen.

John Culbreth made a motion to approve the Minor Subdivision Plat of Huddleston Estates. Al Gilbert seconded the motion. The motion passed 4-0. Arnold Martin was absent from the meeting.

**3. Consideration of a Final Plat of Tomlin Manor. The property will consist of four residential lots zoned R-70, is located in Land Lot 52 of the 7<sup>th</sup> District and fronts on Adams Road and Sandy Creek Road.**

Chairman Haren asked if the Planning Commission had any comments or questions.

Al Gilbert stated that it looked fine to him.

Chairman Haren stated that he looked it over and didn't see anything that jumped out at him.

Al Gilbert made a motion to approve the Final Plat of Tomlin Manor. John Graw seconded the motion. The motion passed 4-0. Arnold Martin was absent from the meeting.

**4. Discussion of future land use map.**

Pete Frisina showed the Planning Commissioner's a copy of the updated future land use map. He stated that he has shown it to the committee which consisted of Commissioner Brown, Chairman Haren, and Emily Poole of the Development Authority. He said that he wanted to show them what he has come up with so far. He added that we are updating the comprehensive plan and that the land use plan is the meat of the plan. He stated that other portions of the comp plan he doesn't think they will care about like the number of baseball fields we need and things of the nature. He said that this is the aspect of the plan that you guys will be using more. He showed them the current zoning and land use plan. He also showed them the amended land use plan. He stated that they did an online survey and over 1500 people answered the survey. He said that was a sample sized of about 1.4 and if you're doing a random sample, it's not a bad sample size. He added that there were a lot of things talked about, but the recurring things that kept coming up were development, rural character, and traffic congestion. He stated that there was a lot of discussion about the County being at a tipping point in terms of traffic at your major commuter ways during certain hours especially on Saturday.

Al Gilbert agreed and said that Jim lives in Peachtree City and it's bad down there.

Jim Graw stated that Highway 54 and Highway 74 are horrible.

Pete Frisina stated that what they had before were three residential categories. He said that they had low density residential that was a one (1) to two (2), rural residential was a two (2) to three (3), and then the bottom which is agriculture was just five (5) acres. He added that he has taken back the low density residential and has cut it back to almost what is zoned one (1) acre.

Jim Graw asked if he was still going to call it low density residential.

Pete Frisina replied yes.

Jim Graw asked if it was going to be one (1) unit per one (1) acre.

Pete Frisina replied yes.

Pete Frisina stated that the rural has been split into two (2) categories a two (2) and three (3) acre. He said that he is getting rid of the ranges and it will be a one (1), two (2), three (3) and five (5).

Jim Graw asked if it would be okay to throw a four (4) acre.

Pete Frisina replied that we don't have a four (4) acre zoning.

Jim Graw stated that he knows we don't and that is why he was asking.

Pete Frisina stated that he is not going to put a land use in where we don't have a zoning for.

Planning Commission then reviewed and compared the future land use maps and current zoning map. No action was taken on this item and will be furthered discussed at a later date.

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Al Gilbert made a motion to adjourn the meeting. Chairman Haren said the meeting was adjourned at 7:45 pm.

PLANNING COMMISSION  
OF  
FAYETTE COUNTY

  
BRIAN HAREN, CHAIRMAN

ATTEST:

  
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