

**THE FAYETTE COUNTY PLANNING COMMISSION** met on June 1, 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  
Arnold Martin, III

**STAFF PRESENT:** Chanelle Blaine, Zoning Administrator  
Chakevia Jones, Planning and Zoning Coordinator

**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 May 4, 2017.**

Chairman Haren made a motion to approve the minutes that were tabled from the meeting on May 18, 2017. Arnold Martin seconded the motion. The motion passed 5-0.

**2. Consideration of the Minutes of the meeting held on May 18, 2017.**

John Culbreth made a motion to approve the minutes with the noted changes. Al Gilbert seconded the motion. The motion passed 5-0.

**NEW BUSINESS**

**3. Consideration of a Minor Subdivision Plat of Maurice Henderson Harbin. The property will consist of one residential lot zoned A-R, is located in Land Lots 88 of the 7th District and fronts on Dogwood Trail.**

Michael Harbin, Maurice Harbin's son stated that the land is family land they are sectioning off to build a home.

Jim Graw made a motion to approve the Minor Subdivision Plat of Maurice Henderson Harbin. John Culbreth seconded the motion. The motion passed 5-0.

**PUBLIC HEARING**

**4. Consideration of Petition No. 1266-17, George Tchaykov & Diliana Panova, Owners, request to rezone 1.96 acres from R-70 to O-I to develop a Fitness Center. This property is located in Land Lot 57 of the 7th District and fronts on Flat Creek Trail.**

Chanelle Blaine stated that John Reams, Acting Agent for George Tchaykov, would like to withdraw

the petition from consideration.

Chairman Haren said that it was the first time he had heard of a petition being withdrawn.

John Culbreth asked if the petitioner wanted to table or withdraw the request.

Jim Graw asked John Reams if he had his request in writing.

*(NOTE: The following speaker made reference to Georgia 85 many times but he is actually referring to SR 54.)* John Reams did not, so he gave a verbal confirmation that he was withdrawing the request to rezone 1.96 acres from R-70 to O-I. He stated that he wanted to show his original intent, and that it was not a waste of time. The site is adjacent to a fire department at the end of Flat Creek Trail, between Tyrone Rd and Georgia 85. As you can see from the zoning map and the larger scale, we have what is a trend, at least at the ends of Flat Creek Trail. We've got one commercial on the north side, and we believe that the trend is to go O-I just like it was on the south side on Georgia 85. We have commercial on the triangle of Georgia 85, and we have that O-I development right there on the lake. So I can see where that entire triangle in the future is going to at least O-I commercial, that type of development. So we're kind of early out of the gate trying to develop this as O-I even though this is a residential use, it is tennis. We have three churches, two office buildings, we have all this zoned O-I right there on Flat Creek Trail. It's more business type use. We believe that's where it's headed.

John Reams said we didn't know we had opposition. I've got Mr. Parrott here and Mr. Reeves here that we didn't know we had opposition. Given that we know that, we're not going to go forward.

Chairman Haren said you made a comment when you were speaking about it, something about a waste of time, please it's never a waste of time if you want to come forward to this board or any other board it's never a waste of time. It's your right and you're exercising it, so don't feel like you're wasting our time. We get paid the big bucks whether we're here or not.

John Reams said I was withdrawing it so fast I didn't want you to think we were coming in here and wasting your time. We didn't know we had opposition.

Chairman Haren said it happens. It doesn't happen often, but it happens.

John Reams said very good, thank you.

Al Gilbert made a motion to approve the request to withdraw Petition No. 1266-17. John Culbreth seconded the motion. The motion passed 5-0.

- 5. Consideration of amendments to Chapter 110. Zoning Ordinance, regarding Sec. 110-149. - Planned Unit Development concerning Planned Residential and Business Development-Planned Unit Development (PRBD-PUD) zoning district.**

Chanelle Blaine stated that the staff approves of the amendments to Chapter 110. Zoning Ordinance, regarding Sec. 110-149. - Planned Unit Development concerning Planned Residential and Business Development-Planned Unit Development (PRBD-PUD) zoning district.

Chairman Haren said I hope everybody had a chance to review this one last time. Pete did go in and make some of the changes we had talked about. You'll notice those are in red. Very few as far as I can see.

Chairman Haren said that Pete Frisina made some of the changes discussed in a previous meeting. The only substantive change is on the definition under Section 110-149 Paragraph A, he added some verbiage in there to read.

Arnold Martin said what page are you on.

Chairman Haren said I am on page, if you look in the packet this actually page one. And I'll read it out here "The intent of this section is to: (1) Encourage the development of large lots of land as: planned residential developments (PRD), planned industrial parks (PIP), planned retreats or lodges (PRL), planned entertainment farming (PEF), planned outdoor recreation (POR), planned small business center (PSBC), and planned residential and business development (PRBD)." So this is just adding that category into the zoning ordinance it's got a mention there. It looks as though everything else remains unchanged from the last time we discussed it.

Arnold Martin said so the other red annotations are from last time. There are several others.

Chairman Haren said I don't see any.

Arnold Martin said on page four (4). It relates to letter C.

Chairman Haren said hold on a second. Oh, so yeah Arnold looking at the next item on the Agenda. So what you're looking at is changes to the verbiage for the zoning ordinance.

Arnold Martin said I'm sorry.

Chairman Haren said yeah, we'll get to that next. So I think our role now is to recommend to go forward with this, and send it back to the Board of Commissioners.

Arnold Martin made a motion to move forward and make a recommendation for the board to accept it. John Culbreth seconded the motion. Jim Graw said after the vote I'd like to take a couple of minutes. The motion passed 4-1.

Jim Graw said he just wanted to summarize his opposition to the PUD. Kenwood Business Park is zoned land use industrial. It is zoned M-1, and the uses in the Kenwood Business Park are probably going to be very similar to the uses that are approved for this new PUD. Of course we don't know that because we don't have any criteria to guide us, or any future Planning

Commission, on what uses should go into the new PUD. That's one of my problems. The other problem is that these uses are going to be put into residentially land used areas and zoned residential areas. The property in question is on Sandy Creek Road. It's about 70 acres and they're going to divide that in four (4) pieces of property. The four (4) separate lots, it's about fifteen (15) plus acres. The business uses that could be implemented on these four (4) pieces of property could have heavy truck traffic, could have employees, up to five employees, the same as Kenwood Business Park. The heavy truck traffic on Sandy Creek Road with heavy truck traffic could be a danger to the residents. The residents bought their property knowing it was land use residential, zoned two acres all through whole area. Now we would change that zoning that they thought they were going to have from then on. We're going to change that. It's a surprise to the people; they shouldn't have to be surprised. The other problem is the residential sign ordinance, which permits three (3) signs per piece of property. One sign can be permanent, the other two can be temporary. If all four (4) of those lots on Sandy Creek Road face Sandy Creek Road you could have twelve (12) signs on Sandy Creek Road in a residential area. I think I've probably touched on a lot of the things I have a problem with. I've said these things in all the meetings we've had. I just want to make sure the Planning Commission knows it, and the Commission also, if they do read the minutes, see my objections and the reason for my objections.

Al Gilbert said you're opposed?

Jim Graw said I think so. Of all the years I've been on the planning commission this is the one thing I've been so vehemently opposed to. I've been opposed to a few things, but this one I feel very strongly about.

Chairman Haren said we got that. Well thank you Jim. This is what I call the sausage making process. And you're right, we have ground through this thing endlessly. Jim, your opposition is well founded, and you do have excellent points. Let me say that I have a feeling if the Board of Commissioners does approve this, the Sandy Creek development is going to be the next thing that lands on our desk. It's going to be our responsibility to set the precedence going forward for how we shape that thing so we give the county residents the assurance that we're taking a true hard look at the statement of intent. We're going to make sure it protects the surrounding communities and it meets the intent of this planned residential business development. I think this is the first part of the hard work. The next part is going to come when we look at the Sandy Creek proposal and we start making what are probably going to be several hard decisions. Jim I honestly think this is where you're going to come in and influence a lot of those things that you have concerns about. You're not going to be doing it broad based through the ordinance, but you're going to do it through the approval process for each of those PUDs. So all is not lost.

Jim Graw said we'll see.

Chairman Haren said we'll see. So let's move on.

- 6. Consideration of amendments to Chapter 110. Zoning Ordinance, regarding Articles VII. - Zoning Board of Appeals, Article IX. - Policies, Procedures and Standards Governing Amendments and Article X. - Planning Commission.**

Chairman Haren said we went through this at the last workshop and I don't think anybody had any concerns. As Chanelle said I think was just doing some clean up here. So does anybody have any questions or comments about what we see in here? No?

Al Gilbert made a motion to recommend approval of in the zoning ordinance regarding Articles VII. - Zoning Board of Appeals, Article IX. - Policies, Procedures and Standards Governing Amendments and Article X. - Planning Commission. John Culbreth seconded the motion. The motion passed 5-0.

Chairman Haren said alright, is that it.

Chanelle Blaine said I'm not quite sure what'll be on the agenda.

Chairman Haren said Sandy Creek. When does this go on the agenda?

Al Gilbert said when does the Commission meet.

Arnold Martin said the 22<sup>nd</sup>.

Al Gilbert said alright.

Chairman Haren said ok, it'll be the 22<sup>nd</sup>. I think I'll be there. Ok, do I have a motion?

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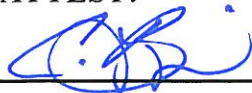
Arnold Martin made a motion to adjourn the meeting. Brian Haren seconded the motion and the motion passed 5-0. The meeting was adjourned at 7:28 pm.

PLANNING COMMISSION  
OF  
FAYETTE COUNTY



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BRIAN HAREN, CHAIRMAN

ATTEST:

  
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