

**THE FAYETTE COUNTY PLANNING COMMISSION** met on November 2, 2017 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

**MEMBERS PRESENT:** Brian Haren, Chairman  
John Culbreth, Vice Chairman  
Jim Graw  
Danny England  
Al Gilbert

**STAFF PRESENT:** 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 October 19, 2017.**

Al Gilbert made a motion to approve the minutes. Jim Graw seconded the motion. The motion passed 4-0. John Culbreth abstained from the voting.

**NEW BUSINESS**

**2. Consideration of Minor Subdivision Plat of Scarbrough Johnson Property. The property will consist of two residential lot zoned A-R, is located in Land Lot(s) 142 & 147 of the 7<sup>th</sup> District and fronts on Trickum Creek Road.**

Chairman Haren said if the petitioner were here I would have asked the question about the existing structure.

John Culbreth said do we know why they aren't here Mr. Chairman.

Chanelle Blaine said they didn't know they had to go through this process. It was kind of late when the surveyor told them.

Chairman Haren said he didn't have any questions or comments. Do we have a motion?

Danny England made a motion to approve the Minor Subdivision Plat of Scarbrough Johnson Property. Al Gilbert seconded the motion. The motion passed 5-0.

**PUBLIC HEARING**

- 3. Consideration of Petition No. RDP-014-17, Pulte Homes Company, LLC, request approval of the Revised Development Plan for rezoning 1160-05 to reconfigure the street layout. This property is located in Land Lots 223, 224, 225 & 226 of the 5th District and fronts on SR 92 North.**

Garen Smith said this property was originally rezoned in January of 2006. He stated that new information about the streams and wetlands on the site have necessitated the new street layout. He added that they are incorporating staff's comments into the plan, and we respectfully request your approval of this new layout.

Chairman Haren asked if there was anybody else to speak in favor. Hearing none he asked if there was anybody to speak in opposition. Hearing none he said he would bring it back to the board.

Adam Wilson said he is interested in the detention pond, the clearing limits and what trees will be left in place between the property and what his mother owns, and what the time line for this construction will be. He stated as a neighbor we just wanted to identify ourselves with the hope that it'll be a productive development for everyone.

Garen Smith said the clearing limits will be generally in the area that is depicted on the development plan with respect to the dashed lines and generally that shape of the pond. He added that they don't expect anything unusual about this pond and it will be developed in conformity with County standards.

Chairman Haren said I was not here in 2006, what changed in the road alignment.

Garen Smith said the revised development plan takes into account a delineated stream and wetlands. He stated that the county also has some new information as far as the flood study in this area and that caused a new street layout.

Danny England said this creek was mapped by FEMA in 2008 or 2009 and they updated the flood limits along the creek.

Jim Graw said they had to realign to stay out of the floodplain and it was originally approved for 43 single family lots. He asked if that changed at all.

Garen Smith said there are 42 lots that are contiguous with the new development plan and the 43<sup>rd</sup> lot fronts on Highway 92. He added that nothing else has changed; we just have a new street layout.

John Green said he is not necessarily in opposition and is the owner of lot 43. He stated that his concern is that in the original plan he had three (3) lots adjoining his lot and in the revised plan there are five (5) lots adjoining his lot. He added that this would make lot 43 the only lot in the development that has five (5) adjoining properties in that formation. He said his other concern is that the new plan places four of those lots in the open grassy area that adjoins his northern property line. He stated that when he purchased the property in 2011 he came to the County and researched the land and it was part of his consideration in buying the property. He added that he has some concern and it does have some adverse effects on his property. He said when this property was rezoned in 2006 it was mentioned that the house that exists on

my property is one of the oldest houses in Fayette County and it was actually constructed between 1840 and 1850. He stated that because it was continuously owned by two of the founding families in Fayette County and lovingly restore by the Dr, Harrison Reeves family in the 1970's, it probably one of the oldest existing homes and certainly one of the most lovingly maintained homes. He added that since he has been privileged to own it he has tried to maintain that tradition of maintaining it. He said he can't tell you how many people have approached him, when they know I live there, and say I love that house. He stated that he was here just to convey his concern that this existing layout may be detrimental to how the house appears from highway 92, as well as the fact of him living there. He added that he is not against the development, but he thinks the house is an asset and a landmark to the New Hope community and in Fayette County. He said if something can be done to buffer it somewhat and protect its sight then it will be an asset to attract people to the neighborhood. He added that his main hope today is to generate that conversation. He stated that a conservation area to create a twenty (20) foot buffer along that northern line would also be a benefit to those four homes that would ultimately be on that grassy lot in the field.

Garen Smith said he would be happy to engage Mr. Green in some kind of landscape buffer but not reconfiguring the open space per se because we do have some pressure on our lots that are created by this street change. He stated that he wanted to draw attention to the streets getting narrower and a little deeper than they had been before. He added that they are going to build the houses on the front setbacks so that will leave more room in the rear of the lot. He said that there is an open area on lot one (1), two (2), three (3), and four (4) on our side, so we would be open to working with Mr. Green on some landscaping.

Al Gilbert said that he want to make a comment about why he likes a PUD. He added that a C-S falls under that same pattern. He stated the way a C-S and PUD works is you have to have approval for any changes that are made, He added that the detention pond, that's not under the Planning Commission's purview as far as us making approval. He said the engineers have to get with the county engineers, and I promise that the size, spacing, and everything will be worked out on that detention pond.

Melinda Talley said that buffer is about two feet from her property line.

Garen Smith said we might give you some indication on what to expect.

Danny England said that the detention pond, based on back property lines, is all conservation area and everything that exists between your property, Melinda, and the back of those properties should stay as is. He added that the detention pond should just be carved out of whatever natural vegetation is already there and they would access it between lots 33 and 34 down that little easement that's leftover. He stated that in theory you could drive down 92 and not even know that detention pond was there as it's pretty dense on that corner. He said in full disclosure, he lives behind Melinda and he doesn't think she would be able to see those houses because of the watershed protection setback. He stated the farthest they'd be clearing is to that back property line, and everything that's on our side of those property lines should stay just as it is now because it's all buffer, wetland, or watershed protection setback.

Chairman Haren said this is back for our discussion because of environmental issues that weren't there in 2006 and we're here to really just review the road realignment. He stated he understands the concerns about the detention pond and what's going on with Mr. Green's property, but this was approved in 2006. He added that he encourages the two parties to work together to establish that buffer, but he is looking at the available acreage for these parcels and they're at one (1) acre so you really don't have a lot of land to work with on parcels one (1) through five (5). He said if they try to carve a conservation area out as a whole those lots would be nonconforming.

Garen Smith they are happy to work with Mr. Green on a permanent landscape agreement.

John Culbreth made a motion to recommend approval of Petition RDP-013-16. Jim Graw seconded the motion. The motion passed 5-0.

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John Culbreth made a motion to adjourn. Al Gilbert seconded the motion. The motion passed 5-0. The meeting was adjourned at 7:25pm.

PLANNING COMMISSION  
OF  
FAYETTE COUNTY

  
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BRIAN HAREN, CHAIRMAN

ATTEST:

  
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