

THE FAYETTE COUNTY PLANNING COMMISSION met on September 2, 2004 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, First Floor, Fayetteville, Georgia.

MEMBERS PRESENT: Jim Graw, Chairman
Douglas Powell, Vice-Chairman
Bob Harbison
Bill Beckwith
Al Gilbert

MEMBERS ABSENT: None

STAFF PRESENT: Aaron Wheeler, Director of Zoning/Zoning Administrator
Chris Venice, Director of Planning/Community Development Division
Director
Delores Harrison, Zoning Technician
Dennis Davenport, Assistant County Attorney
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator
Deputy Mark Thayer

Welcome and Call to Order:

Chairman Graw 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. The high schools students were welcomed to the public hearing.

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1. Consideration of the Minutes of the meeting held on August 5, 2004.

Chairman Graw 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. Doug Powell seconded the motion. The motion passed 4-0-1 with Bob Harbison abstaining from the vote due to being absent at the August public hearing.

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Chairman Graw 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.

THE FOLLOWING ITEM WILL BE CONSIDERED BY THE PLANNING COMMISSION ONLY ON SEPTEMBER 2, 2004.

2. Consideration of a Preliminary Plat, Price Road Estates Subdivision, Capital Developers, LLC, Owners, and Bob Barnard of Barnard Associates Remodeling, Inc. and Frank Potts, Agents. This property consists of 56.01 acres with 39 proposed single-family dwelling lots. This property is located in Land Lot 70 of the 5th District, fronts on Price Road, and is zoned R-40.

Bob Barnard, Agent, requested approval of the preliminary plat stamped received on August 20, 2004.

Chairman Graw asked if there were any public comments regarding the technical aspects of the preliminary plat. Hearing none, he closed the floor from public comments.

Doug Powell stated that the corrections appeared to have been made as noted.

Bob Harbison made a motion to approve the preliminary plat stamped received 08/20/04. Doug Powell seconded the motion. The motion unanimously passed 5-0.

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3. **Consideration of a Preliminary Plat, Woodbridge Farm Subdivision, Jackie L. Mask, Owner, and Mike Daughtry of Woodland Preserve, LLC, Agent. This property consists of 270.753 acres with 43 proposed single-family dwelling lots. This property is located in Land Lots 132, 133, and 156 of the 4th District, fronts on Huckaby Road and Rising Star Road, and is zoned A-R. (The applicant requested withdrawal on 08/26/04.)**

Chairman Graw advised that the applicant had request to withdraw the preliminary plat.

Aaron Wheeler advised that the applicant had requested to table the preliminary plat to allow additional time to work out the details of providing County water and will probably be resubmitting the preliminary plat in October for consideration in November.

Bill Beckwith made a motion to accept the withdrawal request. Al Gilbert seconded the motion. The motion unanimously passed 5-0.

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4. **Consideration of a Preliminary Plat, Roberts Road Industrial Park, Mike Bell of M & S Auto, Owner/Agent. This property consists of 6.57 acres with three (3) proposed lots. This property is located in Land Lot 200 of the 5th District, fronts on Roberts Road, and is zoned M-2. (The applicant requested withdrawal on 08/23/04.)**

Chairman Graw advised that the applicant had request to withdraw the preliminary plat.

Aaron Wheeler advised that the applicant had decided not to proceed with subdividing his property.

Al Gilbert made a motion to accept the withdrawal request. Bob Harbison seconded the motion. The motion unanimously passed 5-0.

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THE FOLLOWING ITEMS WILL BE CONSIDERED BY THE PLANNING COMMISSION ON SEPTEMBER 2, 2004 AND BY THE BOARD OF COMMISSIONERS ON SEPTEMBER 23, 2004.

5. **Consideration of Petition No. 1131-04, Dorothy Price, Owner, and Jason Walls, P.E. of Integrated Science and Engineering, Agent, request to rezone 2.77 acres from A-R to C-H to develop a convenience store with gasoline sales and a retail building. This property is located in Land Lot 70 of the 5th District and fronts on S.R. 85 South and Price Road. (The applicant requested withdrawal on 09/02/04.)**

Chairman Graw advised that the applicant had request to table the rezoning petition until October 7, 2004.

Aaron Wheeler explained that the applicant was requesting to table the petition to allow time to work out details of the project with the Georgia Department of Transportation.

Al Gilbert made a motion to accept the request to table the petition until October 7, 2004. Bill Beckwith seconded the motion. The motion unanimously passed 5-0.

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Chairman Graw asked if there was any further business. He announced that a Workshop would immediately follow the public hearing and that the regularly schedule Workshop for September 16, 2004 had been canceled.

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There being no further business, Bob Harbison made the motion to adjourn the meeting. Doug Powell seconded the motion. The motion for adjournment unanimously passed 5-0. The meeting adjourned at 7:18 P.M.

**PLANNING COMMISSION
OF
FAYETTE COUNTY**

ATTEST:

**JIM GRAW
CHAIRMAN**

**ROBYN S. WILSON
SECRETARY**