

**THE FAYETTE COUNTY PLANNING COMMISSION** met on November 2, 2006 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  
Bill Beckwith  
Al Gilbert  
Tim Thoms

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Dennis Dutton, Zoning Administrator  
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator  
Delores Harrison, Zoning Technician  
Bill McNally, County Attorney  
Sgt. Earl Williams

**STAFF ABSENT:** Pete Frisina, Director of Planning & Zoning

**Welcome and Call to Order:**

Chairman Graw called the Public Hearing 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 5, 2006.**

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. Bill Beckwith seconded the motion. The motion unanimously passed 5-0.

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**2. Consideration of the Public Meeting/Workshop Minutes of the meeting held on October 19, 2006.**

Chairman Graw asked the Board Members if they had any comments or changes to the Public Meeting/Workshop Minutes as circulated? Doug Powell made the motion to approve the Public Meeting/Workshop Minutes. Tim Thoms seconded the motion. The motion unanimously passed 5-0.

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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 ITEMS WILL BE CONSIDERED BY THE PLANNING COMMISSION ON NOVEMBER 2, 2006.**

**3. Consideration of a Preliminary Plat, Raven's Landing Subdivision, James O. Bishop, Owner, and Alex Lewis and Randy Boyd, Agents. This property consists of 32.23 acres with 19 single-family dwelling lots. This property is located in land Lot 118 of the 5th District and fronts on County Line Road.**

Randy Boyd requested approval of the preliminary plat stamped received 10/23/06.

November 2, 2006

Chairman Graw asked Mr. Boyd if he agreed with the two (2) notes regarding open space for signage and the alignment of the entrance of the subdivision.

Mr. Boyd replied that the open space for signage would be indicated on the Final Plat. He added that the alignment of the entrance of the subdivision will align with County Line Court as indicated on the Preliminary Plat.

Chairman Graw asked if there was anyone to speak in regards to the technical aspects of the preliminary plat. Hearing none, he closed the floor from public comments.

Doug Powell made a motion to approve the preliminary plat stamped received 10/23/06 subject to the following: 1) That the common area which will be owned by the homeowners association at the entrance of the subdivision to be utilized for signage be labeled on the Final Plat. 2) Alignment of entrance with County Line Road is essential due to sight distance and increased incidence of traffic accidents in the area. Further tree clearing on private property may be necessary to achieve best possible sight distance.

Al Gilbert seconded the motion. The motion unanimously passed 5-0.

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Dennis Dutton read the procedures that would be followed including the fifteen (15) minute time limitation for presentation and opposition for petitions.

**THE FOLLOWING ITEMS WILL BE CONSIDERED BY THE PLANNING COMMISSION ON NOVEMBER 2, 2006 AND BY THE BOARD OF COMMISSIONERS ON DECEMBER 14, 2006.**

4. **Consideration of Petition No. 1184-06, Thomas and Patricia Lewis, Owners/Agents, request to rezone 6.796 acres from A-R to R-50 to develop a single-family residential subdivision consisting of five (5) lots. This property is located in Land Lot 253 of the 13th District and fronts on Kite Lake Road.**

Thomas Lewis requested to rezone 6.796 acres from A-R to R-50 to develop five (5) lots. He pointed out that there is existing R-40 and R-50 zoning in the area. He added that the existing house would be located on the middle lot with two (2) additional lots on either side.

Chairman Graw asked if there was anyone to speak in favor of the petition. Hearing none, he asked if there was anyone to speak in opposition of the petition. Hearing none and with no rebuttal required, he closed the floor from public comments.

Doug Powell made a motion to approve the petition. Al Gilbert seconded the motion.

Bill Beckwith confirmed that the proposed rezoning complies with the Land Use Plan.

Hearing no further comments, Chairman Graw called for the vote. The motion unanimously passed 5-0.

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5. **Consideration of Petition No. 1185-06, C. Hunt Jackson, Jr. and C. Hunt Jackson, Jr., Executor of the Estate of Fannie L. Jackson, Owners, and Randy Boyd, Agent, request to rezone 41.785 acres from A-R to R-50 to develop a single-family residential subdivision consisting of 30 lots. This property is located in Land Lot 230 of the 13th District and fronts on S.R. 279.**

Randy Boyd commented that the subject property had been in the Jackson family for approximately 61 years and abuts one (1) acre subdivisions on the north, west, and south side. He said he was proposing to develop 30 lots on 41 acres. He noted that the net density of the proposed development was 1.229 acres which complies with the Land Use Plan. He added that the R-50 is consistent with the area.

Chairman Graw asked if there was anyone to speak in favor of the petition. Hearing none, he asked if there was anyone to speak in opposition of the petition. Hearing none and with no rebuttal required, he closed the floor from public comments. He asked if there would be driveways accessing S.R. 279.

Mr. Boyd replied the driveways would not access S.R. 279; however, he would provide a ten (10) foot no access buffer along S.R. 279. He added that the property owner would dedicate additional right-of-way should it be required by the State.

Bill Beckwith asked if additional right-of-way was required by the State if the lots along S.R. 279 would be less than one (1) acre.

Mr. Boyd replied that should the State require additional right-of-way that the lots would be required to remain at a one (1) acre minimum.

Doug Powell made a motion to approve the petition with two (2) self-induced conditions by the applicant as follows: 1) Provide a ten (10) foot no access buffer along S.R. 279. 2) The property owner will dedicate additional right-of-way if required by the State. Bill Beckwith seconded the motion.

Several unidentified people in the audience began asking questions of Mr. Boyd in regards to the prices of the homes and development of a turning lane for the proposed subdivision.

Attorney Bill McNally instructed Chairman Graw to reopen the floor for public comments.

Chairman Graw explained that no one came forward when he asked if there was anyone to speak in favor or opposition of the petition. He said that he would reopen the floor for public comments at this time.

Valerie Huff of 120 St. Clair Court in Providence Subdivision, expressed concern about the amount of traffic exiting out onto S.R. 279. She also asked what would be the price of the homes and the minimum lot size.

D.K. Vinson of 185 Imperial Way in Providence Subdivision, asked if the detention pond would be fenced. He expressed safety concerns about the children in the subdivision should the detention pond not be fenced and requested that it be fenced. He explained that there are drainage issues currently in Providence Subdivision with the detention pond holding water and not being fenced.

Lisa Neely of 100 Holly Amber Lane in Providence Subdivision, asked when would the construction phase of the community begin. She asked how the proposed subdivision could construct a turning lane when there is not one provided for Providence Subdivision or Country Lake Subdivision. She expressed concerns about the amount of traffic on S.R. 279.

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

In rebuttal, Mr. Boyd explained that if the average daily trips are over 4,000 cars, that a turning lane would be required by the State. He commented that Country Lake Subdivision and Providence Subdivision did not have a turning lane because this is a new State requirement which was enacted approximately one and one-half years ago. He confirmed that there was no way to control the amount of traffic on a state highway. He remarked that with the land and development costs, the

houses would probably begin at approximately \$500,000 and up. He said that the R-50 zoning district requires a minimum of 2,100 square feet, which should be compatible with the area. He pointed out that the homes would not be starter homes. In regards to the drainage problems, he said that he would adhere to the new Storm Water Regulations which address water quality volume, channel protection volume, and flood protection volume which should help with the existing drainage problems in Providence Subdivision. He added that the detention basin would only hold water in it when it rains; however, the detention basin would be fenced if required by the County.

Chairman Graw asked if the detention basin was required to be fenced.

Dennis Dutton replied that the Engineering Department would make that determination; however, he did not think it was a requirement.

Tim Thoms advised the audience that some of the concerns would be addressed in the Development Regulations. He confirmed that the State would regulate the curb cut for the subdivision entrance and also the turning lane. He pointed out that the request complies with the Land Use Plan. He added that the R-50 zoning should meet the objectives of the public comments.

At this time, Chairman Graw called for the vote. The motion unanimously passed 5-0.

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6. **Consideration of the proposed amendments to the Fayette County Development Regulations regarding Article XIII. Post-Development Stormwater Management for New Development and Redevelopment, Section 8-454. Post-Development Stormwater Management Performance Criteria, F. Drainage System Guidelines as presented by the Engineering Department.**

The Engineering Department requests to withdraw the proposed amendments to the Development Regulations for further discussion at a future Public Meeting/Workshop.

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Chairman Graw asked if there was any further business.

Dennis Dutton reminded the P.C. of the Public Meeting/Workshop scheduled for Thursday, November 16, 2006 in the Board of Commissioners Conference Room, First Floor at 7:00 P.M.

There being no further business, Doug Powell made the motion to adjourn the Public Hearing. Tim Thoms seconded the motion. The motion for adjournment unanimously passed 5-0. The Public Hearing adjourned at 7:33 P.M.

**PLANNING COMMISSION  
OF  
FAYETTE COUNTY**

**ATTEST:**

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**JIM GRAW  
CHAIRMAN**

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**ROBYN S. WILSON  
SECRETARY**