

THE FAYETTE COUNTY PLANNING COMMISSION met on December 7, 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: Pete Frisina, Director of Planning & Zoning
Tom Williams, Assistant Director of Planning & Zoning
Dennis Dutton, Zoning Administrator
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator
Delores Harrison, Zoning Technician
Bill McNally, County Attorney
Deputy Travis Caldwell

Welcome and Call to Order:

Chairman Graw called the Public Meeting to order and led the Pledge of Allegiance. He introduced the Board Members and Staff and confirmed there was a quorum present. He welcomed the students from Starrs Mill High School.

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1. Consideration of the Minutes of the meeting held on November 2, 2006.

Chairman Graw asked the Board Members if they had any comments or changes to the Minutes as circulated? Doug Powell made the motion to approve the Minutes. Al Gilbert 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 November 16, 2006.

Chairman Graw asked the Board Members if they had any comments or changes to the Public Meeting/Workshop Minutes as circulated? Al Gilbert made the motion to approve the Public Meeting/Workshop Minutes. Bill Beckwith seconded the motion. The motion passed 4-0-1 with Tim Thoms abstaining from the vote due to being absent from said Public Meeting/Workshop.

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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 DECEMBER 7, 2006 AND BY THE BOARD OF COMMISSIONERS ON JANUARY 11, 2007.

4. Consideration of Petition No. 1186-06, Paul E. Reynolds, Jr. and Valerie S. Reynolds, Owners, and Grant Shepherd & Associates, Inc., Agent, request to rezone 43.429 acres from A-R to R-78 to develop a proposed subdivision consisting of 19 single-family dwelling lots. This property is located in Land Lots 8 and 16 of the 6th District and fronts on S.R. 85 South.

Grant Shepherd requested to rezone 43 acres from A-R to R-78 to develop 19 single-family dwelling lots. He advised that the lots would be a minimum of two (2) acres and the subdivision would consist of a single street. He added that the rezoning petition complies with the Land Use Plan.

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.

Bill Beckwith asked how the overhead powerline easement would affect the development.

Pete Frisina explained that there could be no structures constructed within the overhead powerline easement; however, drain field lines are allowed. He added that there is not a setback from the overhead powerline easement.

Bill Beckwith pointed out that two (2) lots appear to be significantly affected by a couple of creeks.

Mr. Shepherd explained that the plat is only a concept plan and the layout of the subdivision may be impacted and change after the soil study is performed.

Chairman Graw asked if any of the lots would access S.R. 85 South.

Mr. Frisina explained that the ordinance requires the driveway to be located from the lowest classified street. He added that any dedication of additional right-of-way will be the responsibility of the Georgia Department of Transportation (GDOT) to secure from the property owner.

Al Gilbert made a motion to approve the petition. Bill Beckwith seconded the motion.

Tim Thoms pointed out that the rezoning petition 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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Chairman Graw asked if there was any further business.

Pete Frisina reminded the P.C. of the Public Meeting/Workshop scheduled immediately after the Public Hearing tonight.

There being no further business, Bill Beckwith made the motion to adjourn the Public Meeting/Workshop. Al Gilbert seconded the motion. The motion for adjournment unanimously passed 5-0. The Public Meeting/Workshop adjourned at 7:08 P.M.

**PLANNING COMMISSION
OF
FAYETTE COUNTY**

ATTEST:

**JIM GRAW
CHAIRMAN**

**ROBYN S. WILSON
SECRETARY**