

THE FAYETTE COUNTY PLANNING COMMISSION met on October 3, 2013 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Al Gilbert, Chairman
Jim Graw, Vice-Chairman
Bill Beckwith
Tim Thoms

MEMBERS ABSENT: Douglas Powell

STAFF PRESENT: Pete Frisina, Director of Community Services
Dennis Dutton, Zoning Administrator

Welcome and Call to Order:

Chairman Gilbert called the Planning Commission Meeting to order. Chairman Gilbert introduced the Commission Members and Staff.

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1. Consideration of the Minutes of the Meeting held on September 19, 2013.

Tim Thoms made a motion to approve the minutes. Jim Graw seconded the motion. The motion passed 3-0-1 as Bill Beckwith abstained. Doug Powell was absent.

PUBLIC HEARING

2. Consideration of Petition No. 1229-13, Olivet Baptist Church, Owner, and Dr. Maurice Ukadike, Agent, request to rezone property from A-R Agriculture-Residential to R-45 Single-Family Residential District to expand an existing Church Facility. This property consists of 10.408 acres located in Land Lot 250 of the 5th District and fronts on SR 279.

Chairman Gilbert informed Dr. Maurice Ukadike since there was not a full board present tonight and that he had the option to table the request until the next meeting.

Dr. Ukadike stated that they would proceed with the rezoning request tonight. He said that the pastor, elders and several members of the church were present tonight and the intention is to expand the existing church facility into the subject property. He added that the lots would be combined for the site plan as required by the County regulations. He pointed out that when the lots are combined it will create a lot with frontage on two (2) State Routes and the lot will be subject to the General State Route Overlay along both frontages. He said that he had discussed this with staff and they have options to deal with the issue. He said he believes they meet all the requirements and he asks that the rezoning be approved.

Chairmen Gilbert asked if there was anyone to speak in favor of the petition. Hearing none he asked if there was anyone to speak in opposition to the petition. Hearing none he said he would return it to the board.

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Tim Thoms asked what the number of required parking spaces was.

Dr. Ukadike stated 349 parking spaces would be required and the concept plans shows 358 parking spaces.

Jim Graw said the write up indicates that the number of parking spaces in front of the building on the SR 279 side of the property does not meet the 50 percent requirement of the General State Route Overlay and how many parking spaces are they over the 50 percent requirement.

Dennis Dutton said he didn't have the exact number but visually you can tell they don't meet the requirement so they can redesign the site at the site plan or seek a variance for the parking requirement.

Jim Graw asked why you were seeking R-45 zoning for the subject property instead of asking for A-R zoning on the existing church property.

Dr. Ukadike stated that he thought it would be easier to match the zoning of the existing church property.

Bill Beckwith said there was no advantage for either zoning in regards to a church.

Tim Thoms made a motion to approve the rezoning petition with one (1) recommended condition. Tim Thoms read the condition of zoning as follows:

That the property owner work with staff during the Site Plan process to place a gate or other traffic controls on the property to reduce the potential of cut-through traffic between SR 279 and SR 314.

Chairman Gilbert asked the petitioner if he agreed to the condition.

Dr. Ukadike stated that he agreed with the condition.

Jim Graw seconded the motion. The motion passed 4-0. Doug Powell was absent.

Dr. Ukadike thanked the Planning Commission.

3. Consideration of Amendments to the Fayette County Code Of Ordinances, Chapter 20. Zoning Ordinance, regarding Article XII. Planning Commission.

Chairman Gilbert said this item was discussed at the last meeting and everybody seemed to be in agreement with the amendments.

Chairmen Gilbert asked if there was anyone to speak in favor of the amendment. Hearing none he asked if there was anyone to speak in opposition to the amendment. Hearing none he said he would return it to the board.

Jim Graw said the issue is by not requiring Planning Commissioners be appointed by district there is the potential that the Planning Commissioners could be grouped in only one area of the County instead of

being evenly distributed and he recommends that the Board of Commissioners reconsider the district requirement when the Board of Commissioner districts are settled in the future.

Tim Thoms said he agreed that this is a good interim solution until such time that the Board of Commissioner districts are settled and the Board of Commissioner should consider requiring Planning Commissioners to be appointed by district in the future.

Pete Frisina said he would pass the recommendation onto the Board of Commissioners.

Tim Thoms made a motion to approve the text amendment to the Zoning Ordinance. Jim Graw seconded the motion. The motion passed 4-0. Doug Powell was absent.

NEW BUSINESS

4. **Consideration of Minor Subdivision Plat of Brian Babb Subdivision, Brian Babb, Owner. The property is zoned R-70 and is located in Land Lot 19 of the 9th District and fronts on Barsi Point**

Chairman Gilbert informed Mr. Babb since there was not a full board present tonight and that he had the option to table the request until the next meeting.

Brian Babb said he would proceed tonight and that he was creating the lot to build a house in the future.

Chairmen Gilbert asked if there was anyone to speak in favor of the petition. Hearing none he asked if there was anyone to speak in opposition to the petition. Hearing none he said he would return it to the board.

Bill Beckwith asked Mr. Babb if he was aware of the recommended condition of right-of-way dedication through a quit claim deed.

Mr. Babb stated that he agreed with the condition.

Tim Thoms made a motion to approve the Minor Subdivision Plat with one (1) condition. Bill Beckwith seconded the motion. The motion passed 4-0. Doug Powell was absent.

Chairman Gilbert said he would entertain a motion to adjourn the meeting.

Tim Thoms said so moved.

Chairman Gilbert said the meeting was adjourned at 7:32 pm.

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PLANNING COMMISSION
OF
FAYETTE COUNTY



AL GILBERT, CHAIRMAN

ATTEST:


