

THE FAYETTE COUNTY PLANNING COMMISSION met on May 7, 2020 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

Due to COVID-19 social distancing requirements, the meeting was held via teleconference call to members and staff.

MEMBERS PRESENT: John H. Culbreth, Chairman (via telephone)
Danny England, Vice-Chairman (via telephone)
Brian Haren (via telephone)
Arnold Martin (via telephone)
Al Gilbert (via telephone)

STAFF PRESENT: Pete A. Frisina, Director of Community Services (in-person)
Chanelle Blaine, Zoning Administrator (via telephone)
Howard Johnson, Plan & Zoning Coord. (via telephone)
Phillip Mallon., County Engineer (via telephone)

Welcome and Call to Order:

Chairman Culbreth called the Planning Commission Meeting to order.

1. Consideration of Minutes of the Planning Commission meeting held on April 16, 2020.

Al Gilbert made a motion to approve the minutes of the meeting held on April 16, 2020. Danny England seconded the motion. The motion passed 5-0.

NEW BUSINESS

2. Consideration of a Preliminary Plat of Southern Pines. The property will consist of 79 lots zoned R-20, is located in Land Lot(s) 140 and 141 of the 5th District and fronts on McDonough Road.

Chairman Culbreth asked if the petitioner was present, online.

Robert Moore stated that he was present and David Black made here as well.

David Black responded yes I am here.

Chairman Culbreth asked the petitioners do you have any comments before the Planning Commissioners ask their questions.

Chairman Culbreth said hearing none, let's go to the Planning Commission members. He asked

do you have any questions on this Preliminary Plat of Southern Pines.

Brian Haren responded yes, I do. He stated looking at the plat Lots 1 through Lot 12, there is no interior road servicing those lots, so are those curb cut going to go out onto McDonough Road. Is that what I am looking at?

Robert Moore responded that is correct, there will be shared driveways.

Brian Haren asked is there no way to can do the layout so those lots empty unto an interior road. He added knowing how the traffic is on McDonough Road, personally I don't like the idea of new construction curb cuts unto what is essentially a major road within the County.

Robert Moore responded considering the floodplain limits, the State Waters limits, the layout and the lot size they would need to be fronted lots unto McDonough Road.

Brain Haren responded Pete, I assume the way the County zoning is currently written those lots fronting on McDonough are allowable, personally I have an issue them fronting that way, I just can't believe there wouldn't be a way to re-work this plat to put some interior roadway in there, instead of having these go out unto McDonough.

Pete Frisina replied to answer your question, there is not a prohibition against these lots in our regulations.

Chairman Culbreth asked do any other Commission members have any questions.

Al Gilbert responded just looking at the layout and I have walked the property, there is a lot of wetlands, I would be surprised that you would yield all the lots that you have drawn on the plat.

Robert Moore responded that we have already had a wetlands delineation done, along with a State Waters delineation, so what you see the wetlands already drawn in on this plan. He added we have been able to avoid those wetlands with our lots. He said of course we have floodplain lines as well, which we had to avoid.

Chairman Culbreth asked are there any further questions, Al.

Al Gilbert responded no.

Chairman Culbreth asked are there any further questions from other the Commissioners.

Danny England I do think that McDonough Road is a busy road to have new curb cuts but I do understand there is not anything to prevent that. He added that I do think that Lot 13 and especially Lot 79 is a ZBA case waiting to happen because the buildable area gets so skinny toward the back of that lot. The explained that usually in the older subdivisions the first two lot are sometime the biggest and they have the bigger houses near the curb cut. He said those

two lots seemed to be really pinched, and from a planning standpoint, these are not the best, there are right at the front gate, and certainly Lot 79 just seems really compromised, in what it going feels like to occupy that corner lot. He asked Pete, I wonder if that in the future when we look at subdivisions with a significant number of lots we can adopt some regulations where once it goes over a certain lot count threshold, maybe we should require a divided boulevard-style entry just to get a little more space at the front of the curb-cut to get the house out of the street.

Pete Frisina responded I can get Phil Mallon to come into the discussion. He added I think with the number of lots that are fronting the interior street, we do have a threshold but it is not being met here.

Brian Haren asked Pete are you saying there is a threshold for that divided entrance.

Pete Frisina replied there is a threshold for a divided wider entrance or a second entrance. He added my understanding from Phil, the number of lots accessing the internal street does not meet the threshold. He said Phil is standing by if you would like him to come in.

Brian Haren asked what is our threshold, I am just curious.

Pete Frisina replied I am now sending a text to Phil to come in. I just know that that number was not reached. He added I can't remember if that number was 75.

Phil Mallon, the County Engineer joined the meeting.

Pete Frisina asked Phil Mallon what is the number of lots that is required for a second entrance or an enhanced entrance, is that 75?

Phil Mallon replied I don't have the regulations in front on me but I think that the number is 75. He added if I remember right, this subdivision has more than 75 lots, but a handful of those are not a part of the internal subdivision streets, but have access directly to McDonough Road. He explained I talked with our attorney, Dennis about this, he raised that same issue, then I showed him the regs, and he said that probably you could interpret that either way if you the total number of lots is above 75 require it or not. He further explained since Dennis was the one who wrote it, I know what his original intent was and I know how we have interpreted it over time and that is 75 lots that would be using that single entrance. He concluded in this case, it does not meet that requirement.

Brian Haren replied okay.

Chairman Culbreth replied so in other words they are not counted as part of the subdivision, I am trying to understand.

Phil Mallon responded they are not counted as one of the lot to determine if you have that threshold for a second entrance.

Chairman Culbreth asked are there any further questions while we have Phil on with us.

Phil Mallon stated that will standby on mute while you finish your discussion in case anything else comes up.

Chairman Culbreth asked are there any further questions, Danny, Brian.

Danny England replied now it makes sense, I knew we had a threshold in there and I knew this was somewhere around it, but we have those lots that are not using this internal street and they are not counted in the math to determine the enhanced entrance.

Chairman Culbreth asked are we ready for a vote?

Arnold Martin made a motion to approve the Preliminary Plat of Southern Pines. Danny England seconded the motion. The motion passed 4-1.

2. Consideration of a Final Plat of Darryl Fluker. The property will consist of two (2) lots zoned R-20, is located in Land Lot 107 of the 5th District and fronts on County Line Road.

Chairman Culbreth asked if the petitioner was present.

Darryl Fluker stated he was present.

Chairman Culbreth asked do you have any comments.

Darryl Fluker replied the only concern that I had, but I was told that I didn't have a choice was giving up ten (1) feet of my land for free and there is no compensation, just to split my land I had to do that. He concluded that was my only thing.

Chairman Culbreth asked to members of Planning Commission do you have any questions.

Brian Haren responded no questions, Mr. Chairman this is a Final Plat so we have already reviewed the Preliminary Plat.

Chairman Culbreth asked if not any further questions are, we are going to entertain a motion.

Brian Haren made a motion to approve the Final Plat of Darryl Fluker. Danny England seconded the motion. The motion passed 5-0.

Chairman Culbreth asked Pete are there any other items for discussion.

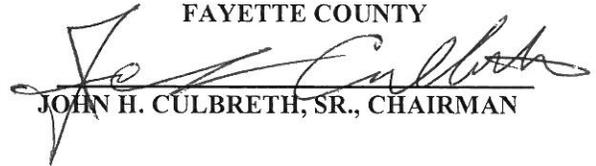
Pete Frisina replied, that's it for tonight.

Chairman Culbreth asked are if there any further discussion, being none, he asked for a motion.

Al Gilbert made a motion to adjourn. Arnold Martin seconded. The motion passed 5-0.

The meeting adjourned at 7:22 pm.

PLANNING COMMISSION
OF
FAYETTE COUNTY



JOHN H. CULBRETH, SR., CHAIRMAN

ATTEST:



HOWARD L. JOHNSON
PLANNING COMMISSION SECRETARY