

THE FAYETTE COUNTY PLANNING COMMISSION met on May 21, 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 a teleconference call to members and staff.

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

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

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 May 7, 2020.**

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

NEW BUSINESS

- 2. Consideration of a Preliminary Plat of Huntcliff Manor. The property will consist of 91 lots zoned PUD-PRD, is located in Land Lot(s) 4, 5, 28, 29 and 30 of the 7th District and fronts on Ebenezer Church Road and Davis Road.**

Chairman Culbreth asked if the petitioner was present, online.

Sean Shanks said yes, I am with Moore Bass Consulting. He added we are located at 1350 Keys Ferry Court in McDonough.

Chairman Culbreth asked do you any have comments regarding your request.

Sean Shanks replied, I was going to give a briefing but you kind of handled everything. He added to reiterate we are proposing 91 lots. He explained there is a breakdown of 70 lots that are one (1) to two (2) acres; 13 lots that are two (2) to three (3) acres, and eight (8) lots that are three (3) to four (4) acres. He concluded it is a little less than 213 acres, it will be

on a centralized water and on-site individual septic systems.

Chairman Culbreth asked if the members of the Planning Commissioners have any questions.

Brian Haren asked the staff what it is about this development that makes it a PUD.

Chanelle Blaine replied a PUD gives you flexibility and allows you to have different acreage sizes. She added Pete may want to add more to that but really that is the gist of the PUD.

Pete Frisina responded this PUD has several segments of lots with different sizes, which was one of the requirements that the Planning Commission wanted to make sure that was included. He explained through the process of pre-development meetings with both staff and the Planning Commission, one of the things that came up was having a 100 foot buffer along the eastern and western boundaries where it abuts other property and a 50 foot buffer along both of the roadway. He concluded in a PUD there is flexibility for a developer but there is also flexibility for the County to ask for certain measures.

Brain Haren replied thank you.

Chairman Culbreth asked the Plannong Commission members are there any additional questions or comment, he said hearing none, I call for a motion.

Brian Haren made a motion to approve the Preliminary Plat of Huntcliff Manor. Al Gilbert seconded the motion. The motion passed 5-0.

3. Consideration of a Final Plat of Canoe Club at Waterlace Pod F. The property will consist of 75 lots zoned R-40, is located in Land Lot(s) 6, 27 and 28 of the 7th District and fronts on Davis Road.

Chairman Culbreath asked if the petitioner was present, online.

Matt Ables replied that he was with Site Design, Inc. (800 East Washington Street Suite B, Greenville, SC)

Chairman Culbreath asked do you have any comments.

Matt Ables replied this the final Pod of this development. He said it is zoned R-40, we have minimum lots of an acre, right off Davis Road. He added it is on public water with individual on-site septic systems. He added we have applied and conditionally we are going to have a quick redesign of a storm network that Bryan Keller recommended to appease the neighbor. He concluded other than that pretty much everything is taken care of.

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

Danny England responded I have no questions.

Brian Haren also responded I have none.

Chairman Culbreth said if there no any further questions are, we are going to entertain a motion.

Arnold Martin made a motion to approve the Final Plat of Canoe Club at Waterlace, Pod F. consisting of 75 lots. Brian Haren seconded the motion. The motion passed 5-0.

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

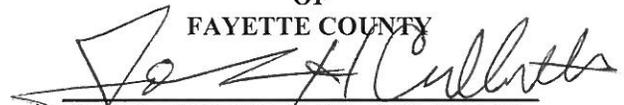
Pete Frisina replied, there is nothing else.

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

Al Gilbert made a motion to adjourn. Brian Haren seconded. The motion passed 5-0.

The meeting adjourned at 7:12 pm.

PLANNING COMMISSION
OF
FAYETTE COUNTY



JOHN H. CULBRETH, SR., CHAIRMAN

ATTEST:



HOWARD L. JOHNSON
PLANNING COMMISSION SECRETARY