COUNTY DEPARTMENT AGENDA REQUEST

Department:	Planning and Zoning	Presenter(s):	Pete Frisina/Dennis Dutton
Meeting Date:	Thursday, October 28, 2010	Type of Request:	Public Hearing

Wording for the Agenda:

Consideration of Petition No. RP-048-10, SELAF Haddonstone Holding Company, LLC, Owner, and Jason Wingfield, Agent, request a revision to a Recorded Final Subdivision Plat for Haddonstone Subdivision to subdivide the Amenity Area into two (2) single-family dwelling lots. This property is located in Land Lot 35 of the 5th District, fronts on Loggia Point, and is zoned R-50.

Background/History/Details:

The original Final Plat for Haddonstone Subdivision consist of a total of 53 single-family dwelling lots and an amenity area. The Final Plat was platted in 2008.

This request is to revise the recorded Final Plat for Haddonstone Subdivision, to subdivide the Amenity Area, consisting of 2.32 acres, into two (2) single-family dwelling lots, which will add one (1) single-family dwelling lot to said subdivision. The proposed lot size for Lot 54 is 1.07 acres and for Lot 55 is 1.17 acres. The Amenity Area will be relocated to Lot 33 located on Bergen Drive and Haddonstone Drive which consists of 1.17 acres. The subject subdivision is zoned R-50.

What action are you seeking from the Board of Commissioners?

Final decision by the Board of Commissioners regarding the revision to a recorded Final Plat for Haddonstone Subdivision to add one (1) single-family dwelling lot to said subdivision.

The Planning Commission recommended: APPROVAL 5-0

If this item requires funding, please describe:

Not Applicable

Has this issue come before the Commissioners in the past?	No	If so, when?	
Do you need audio-visual for the presentation?	No	Back-up Material Submitted?	Yes

STAFF USE ONLY

Approved by Finance	Not Applicable	Reviewed by Legal	Yes
Approved by Purchasing	Not Applicable	Approved by County Clerk	
Administrator's Approval	Yes		

Staff Notes:

PLANNING COMMISSION REZONING REPORT

PETITION NO.: RP-048-10

APPLICANT: SELAF Haddonstone Holding Company, LLC

STAFF RECOMMENDATION: **APPROVE**

PLANNING COMMISSION HEARING: October 7, 2010

PLANNING COMMISSION RECOMMENDATION: **APPROVE 5-0**

BOARD OF COMMISSIONERS HEARING: October 28, 2010

COMMISSION DECISION: _____

REQUEST: Request revision of the recorded plat for Haddonstone Subdivision to subdivide the Amenity Area into two (2) single-family dwelling lots.

PARCEL SIZE: 2.32 acres

EXISTING USE: Amenity Area

PROPOSED USE: Two (2) Single-Family Dwelling Lots

LOCATION: Haddonstone SubdivisionSubdivision, Land Lot(s) 35 of the 5th District and fronts on Loggia Point.

ZONING OF SURROUNDING PROPERTY: R-50

LAND USE PATTERN: Low Density Residential (1 unit/1 to 2 acres)

PLANNING COMMISSION HEARING NOTES:

See Attached Minutes.

MOTION AND VOTE OF PLANNING COMMISSION:

Al Gilbert made the motion to approve the petition. Jim Graw seconded the motion. The motion unanimously passed 5-0.

REASONS FOR RECOMMENDATION:

In compliance with the County's regulations and requirements, including availability of County water service.
In compliance with the Land Use Plan.
Compatible with the surrounding area.

PLANNING COMMISSION RECOMMENDATION

DATE: October 7, 2010

TO: Fayette County Commissioners

The Fayette County Planning Commission recommends that Petition No. RP-048-10, the application of Selaf Haddonstone Holding Company, LLC to subdivide the Amenity Area into two (2) single-family dwelling lots, be:

✓ Approved _____ Withdrawn _____ Disapproved 5-0

_____ Tabled until _____

This is forwarded to you for final action.

TIM THOMS, CHAIRMAN

AL GILBERT, VICE-CHAIRMAN

BILL BECKWITH

JIM GRAW

DOUGLAS POWELL

Remarks:

Fayette County GEORGIA

Where Quality Is A Lifestyle

To: Fayette County Board of Commissioners

From: Dennis S. Dutton, Fayette County Planning & Zoning

Date: October 28, 2010

Subject: Board of Commissioners Public Hearing, October 28, 2010

The attached report is submitted for your consideration and contains the Staff's and the Planning Commission's Recommendations on the revised final plat application and rezoning application scheduled for public hearing on October, 2010.

PAGE	PETITION NUMBER	LOCATION/ REQUEST	STAFF RECOMMENDATION	PLANNING COMMISSION RECOMMENDATION
1-1	RP-048-10	Loggia Point/ Revision of a Recorded Plat for Haddonstone Subdivision to subdivide the Amenity Area into two (2) single-family dwelling lots	**PROPOSED DENSITY COMPLIES WITH THE DENSITY DESIGNATED ON LAND USE PLAN AS LOW DENSITY RESIDENTIAL**	**APPROVE 5-0**
2-1	1220-10	Walter Way/ Office/Warehouse/ Auto Recovery and Impoundment	**APPROVE**	**APPROVE 5-0**

DSD/rsw

cc: Jack Krakeel, County Administrator
Scott Bennett, County Attorney
Peter A. Frisina, Division Director of Community Development
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator

PETITION NUMBER: RP-048-10

REQUESTED ACTION: Revision to a Recorded Final Subdivision Plat for Haddonstone Subdivision to subdivide the Amenity Area into two (2) single-family dwelling lots, which will add one (1) single-family dwelling lot to said subdivision.

PROPOSED USE: Two (2) Single-Family Dwelling Lots

EXISTING USE: Amenity Area

ZONING DISTRICT: R-50

LOCATION: Loggia Point

LAND LOT/DISTRICT: Land Lot 35/5th District

OWNER/APPLICANT: SELAF Haddonstone Holding Company, LLC/Jason Wingfield

PLANNING COMMISSION PUBLIC HEARING DATE: October 7, 2010

BOARD OF COMMISSIONERS PUBLIC HEARING DATE: October 28, 2010

INVESTIGATION

This request is to revise the recorded Final Plat for Haddonstone Subdivision, to subdivide the Amenity Area, consisting of 2.32 acres, into two (2) single-family dwelling lots, which will add one (1) single-family dwelling lot to said subdivision. The proposed lot size for Lot 54 is 1.07 acres and for Lot 55 is 1.25 acres. The Amenity Area will be relocated to Lot 33 located on Bergen Drive and Haddonstone Drive which consists of 1.17 acres. The subject subdivision is zoned R-50.

General Description

The subject property is located within said subdivision and is adjacent to other vacant single-family dwelling lots to the north and west and Open Space to the east and south.

Revision to a Recorded Plat

Effective October 26, 1995, the Fayette County Subdivision Regulations, Section 4-2.7 Revision to a Recorded Plat, public hearing approval from the Board of Commissioners is required prior to any substantial changes to a recorded final plat. Section 4-2.7 specifically states that ... "proposed revisions to any existing residential or agricultural-residential subdivisions which add property to, increase the number of platted lots, or change the principal use on a lot within a residential subdivision shall be considered in public hearings before the Planning Commission and the Board of Commissioners".

Background

The original Final Plat for Haddonstone Subdivision was platted in 2008, and consists of a total of 53 single-family dwelling lots and an amenity area.

Comprehensive Plan

The subject property lies within an area designated as Low Density Residential (1 unit/1 to 2 acres). This request conforms to the Fayette County Comprehensive Plan.

Access

The subject property has frontage on Loggia Point. Loggia Point is classified as an Internal Local road per the Fayette County Thoroughfare Map.

Right-of-Way Dedication

Loggia Point has a 60 foot right-of-way; therefore, no additional right-of-way will be required.

Final Plat

Should this request be approved, a Revised Final Plat of Haddonstone Subdivision must be submitted, approved, and recorded prior to the issuance of any building permits for said lots. The Revised Final Plat shall also include Lot 33 which shall be labeled: "Amenity Area – Not A Residential Building Lot – For Recreational Purposes Only (formerly Lot 33)."

Department Comments

Water: The developer is responsible for installation of service taps. (Tony Parrott)

Public Works Director/County Engineer: No comments. (Phil Mallon)

Environmental Health Dept.: The department has been in communication with Jason Wingfield regarding this matter. The department has performed lot evaluations, evaluated Level 4 Soil Surveys and reviewed individual sewage disposal system designs for both proposed lots. The property boundary lines on the system designs appear to mirror lot boundaries in the transmittal. The department is positioned to approve the revision for plat recording purposes only. (Jeff Kilgore)

Fire Marshal: Approved. (David Scarbrough)

Stormwater Management: The property does not contain floodplain per FEMA FIRM panel 13113C00111E; however, the applicant shall delineate future floodplain conditions. The property **does not** contain wetlands per the U.S. Department of the Interior, Fish and Wildlife Service 2008 National Wetland Inventory Map or per the recorded Final Plat. Watershed applies to the property and buffers on the original Final Plat and will stay the same. The property is not within a groundwater recharge area. (Bryan Keller)

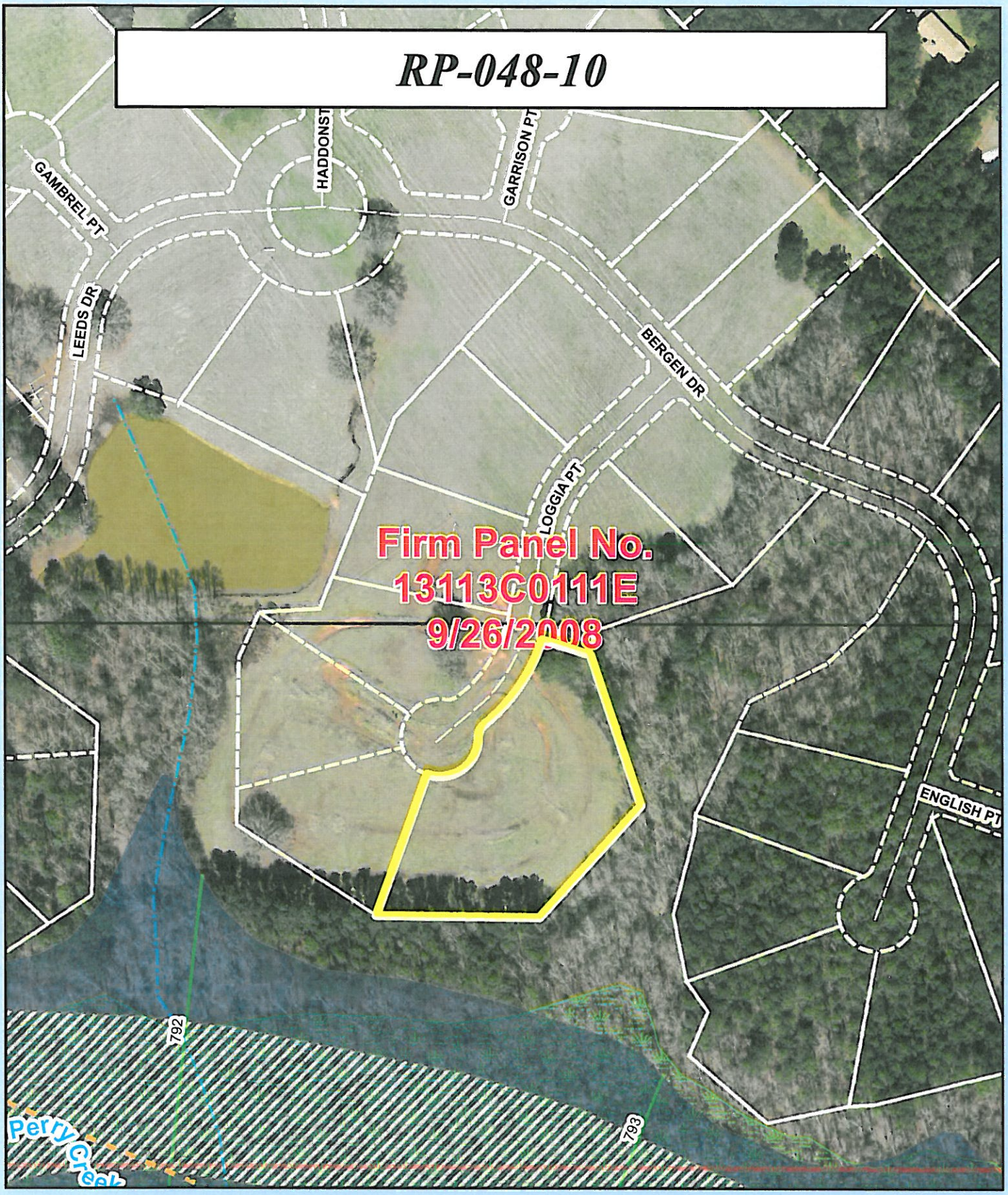
Board of Education: No comments returned.

STAFF ANALYSIS

Per the Fayette County Subdivision Regulations, adding lots to an existing platted residential subdivision requires public hearing approval prior to the submittal of a Revised Final Plat. The desires of other property owners should be considered.

Based on review by staff, this request complies with all technical requirements of a Revised Final Plat.

RP-048-10



Fayette County
GEORGIA

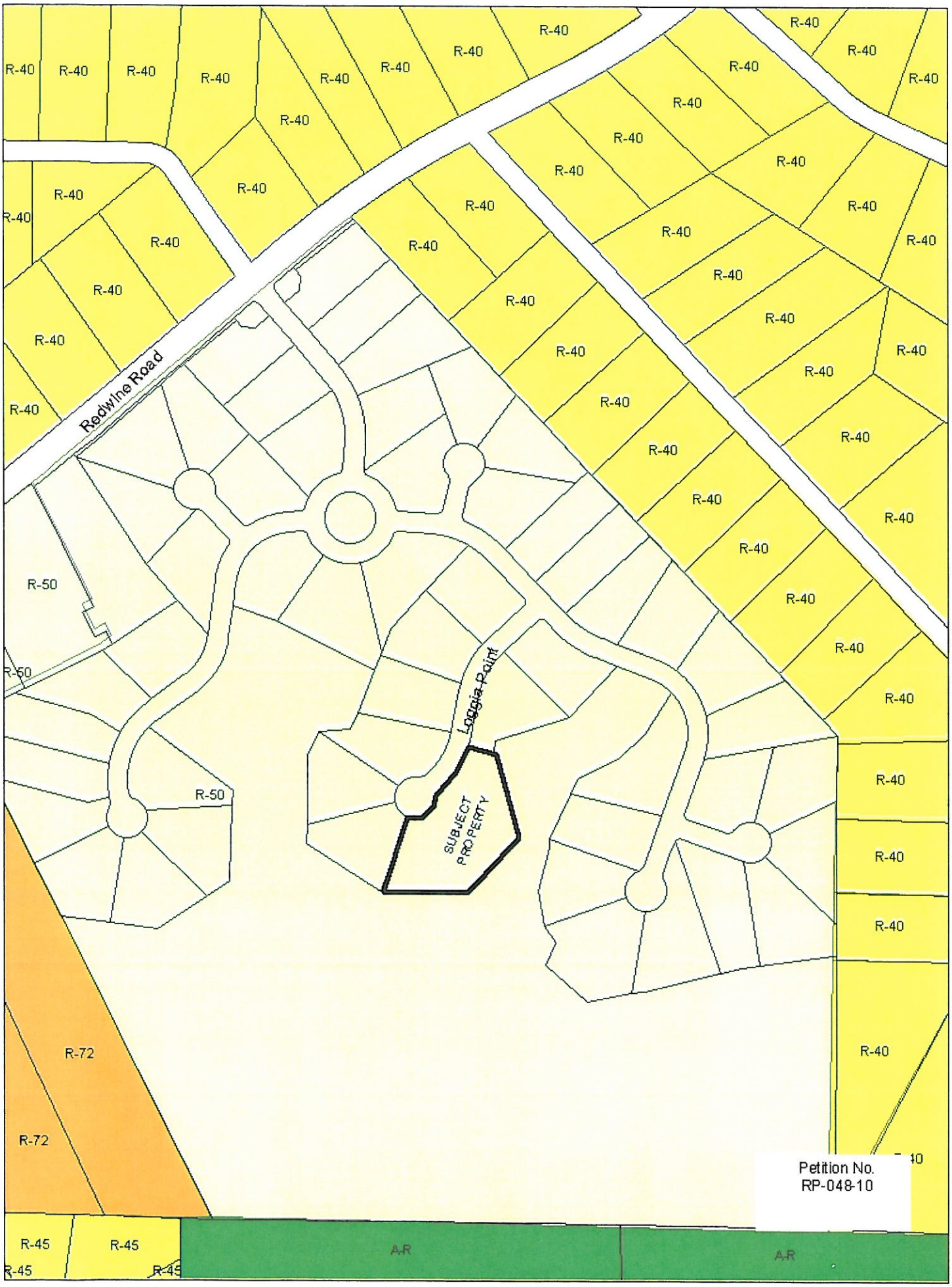
1 inch = 200 feet

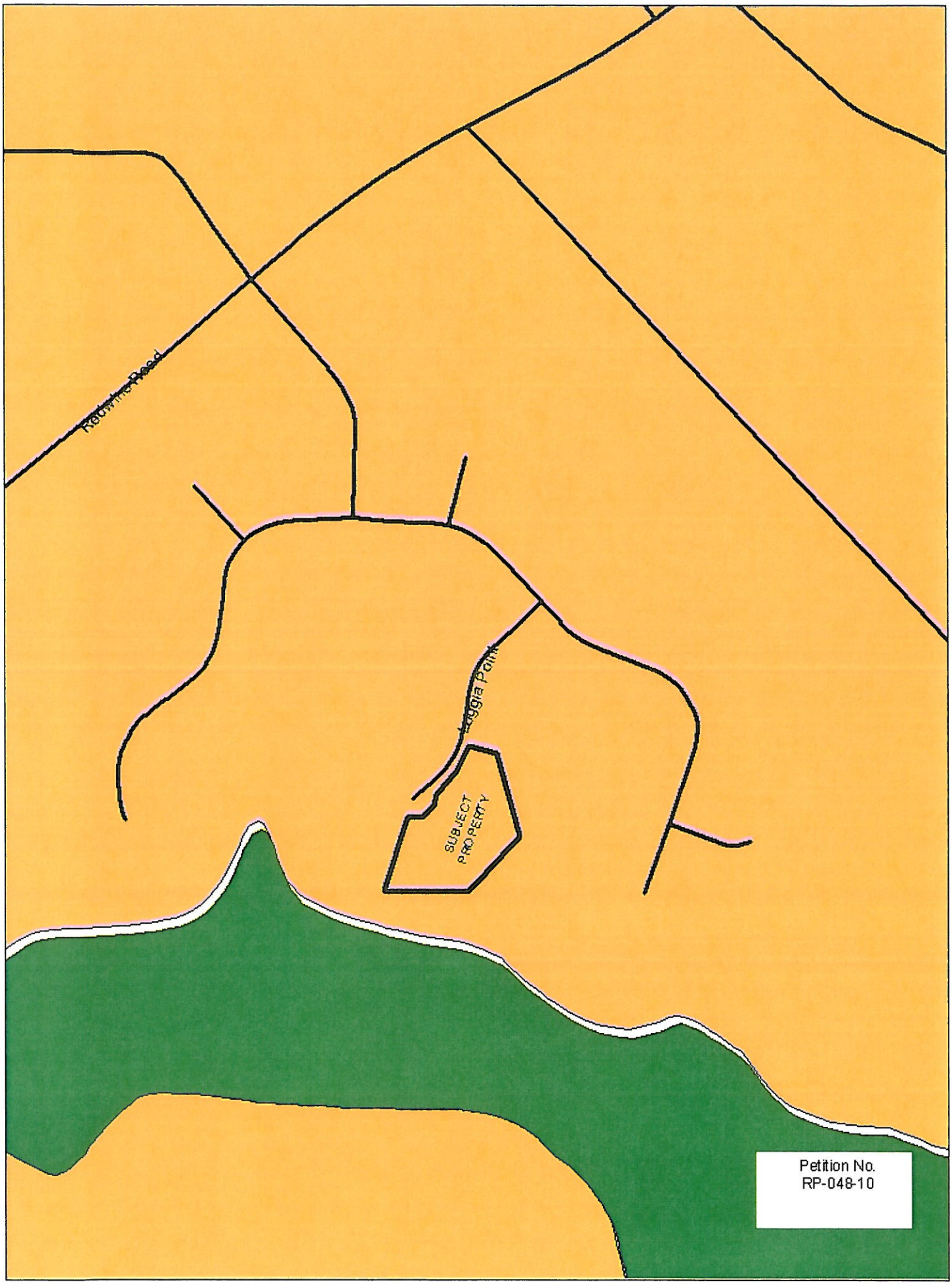
LEGEND

- City Limits
- Streams
- NWI Wetlands
- 500 Year Storm
- 100 Year Storm Zone A
- 100 Year Storm Zone AE
- 100 Year Storm Zone AE (Floodway)

N

Petition No.
RP-048-10
Aerials 2006


R-40
R-50
R-72
R-45
A-R
Redwine Road
Loggia Point
SUBJECT PROPERTY
Petition No.
RP-048-10


Reuthing Road
Leggia Point
SUBJECT PROPERTY
Petition No.
RP-048-10

LAND USE

- AGRICULTURAL RESIDENTIAL (1 Unit/5 Acres, 5 Acre Min.)
- RURAL RESIDENTIAL (1 Unit/2 to 3 Acres)
- LOW DENSITY RESIDENTIAL (1 Unit/1 to 2 Acres)
- LOW MEDIUM DENSITY RESIDENTIAL (1 to 2 Units/1 Acre)
- MEDIUM DENSITY RESIDENTIAL (2 to 4 Units/1 Acre)
- HIGH DENSITY RESIDENTIAL (5 Units/1 Acre)
- MOBILE HOME PARK
- OFFICE
- COMMERCIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PUBLIC FACILITIES/INSTITUTIONAL
- CONSERVATION AREAS
- PARKS AND RECREATION
- TRANS., UTIL., & COMMUNICATIONS

2. **Consideration of Petition No. RP-048-10, SELAF Haddonstone Holding Company, LLC, Owner, and Jason Wingfield, Agent, request a revision to a Recorded Final Subdivision Plat for Haddonstone Subdivision to subdivide the Amenity Area into two (2) single-family dwelling lots which will add one (1) single-family dwelling lot to said subdivision. This property is located in Land Lot 35 of the 5th District, fronts on Loggia Point, and is zoned R-50.** *Staff concluded proposed density complies with the density designated on the Land Use Plan of Low Density Residential.*

Richard Whitley of Reynolds Management and Development Group requested a revision to the recorded Final Plat of Haddonstone Subdivision to subdivide the Amenity Area into two (2) single-family dwelling lots which will add one (1) single-family dwelling lot to said subdivision. He remarked that the proposed lots would be 1.07 acres and 1.25 acres in size. He confirmed Level IV soil studies had been performed and normal septic systems should be sufficient for both of the single-family dwelling lots.

He said the Amenity Area would be relocated to a more central area, Lot 33, near the round-about. He reported a model home is currently under construction on Lot 34. He added there is a very nice oak tree on Lot 33, a specimen tree, which would be located on common area. He commented the oak tree would be fenced for protection.

Chairman Thoms 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.

Al Gilbert made the motion to approve the petition. Jim Graw seconded the motion.

Doug Powell asked if parking was planned for the Amenity Area.

Richard Whitley replied there would be parking provided which would comply with County standards, including the submittal and approval of a Site Plan. He reported the one-way drive would access Haddonstone Drive and exit Bergen Drive. He added the amenities would consist of a covered pavilion, pool, and tot lot.

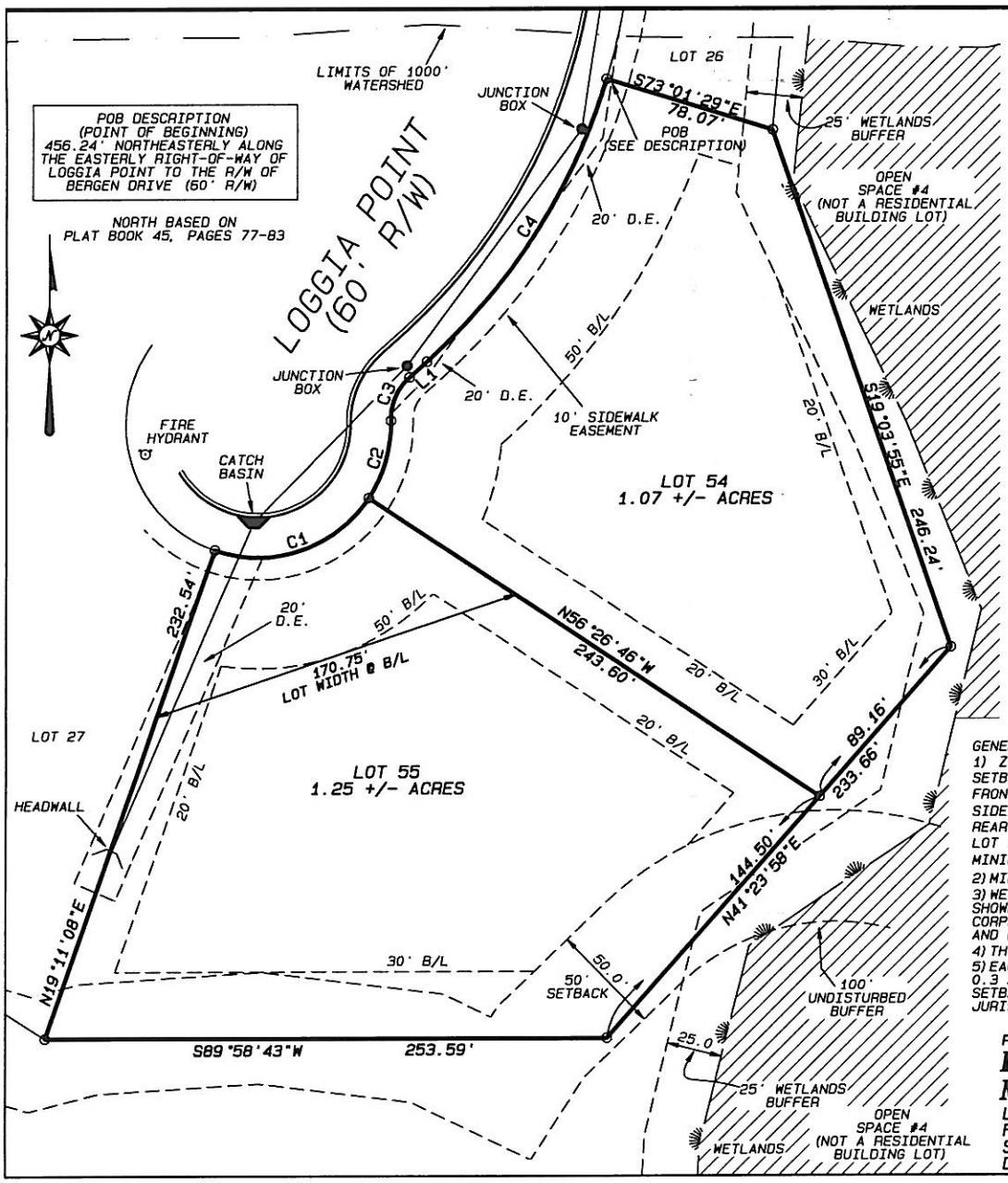
Doug Powell questioned why there would not be a clubhouse constructed in the Amenity Area.

Richard Whitley replied a clubhouse would not be economically feasible for 54 single-family dwelling lots.

Jim Graw asked what the plans were for the Amenity Area by the previous developer.

Jason Wingfield stated plans included a covered pavilion, of similar size, pool, and two (2) tennis courts; however, tennis courts are not currently being proposed.

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



PROPOSED LOTS 54 AND 55 HADDONSTONE SUBDIVISION THE AMENITY AREA WILL BE RELOCATED TO LOT 33 LOCATED ON BERGEN DRIVE

PREVIOUSLY THE AMENITY AREA AS SHOWN IN PLAT BOOK 45, PAGES 77-83

LINE	BEARING	DISTANCE
L1	N48°05'45"E	10.48'

LINE	ARC	CHORD BEARING	RADIUS	CHORD
C1	79.20'	N71°22'11"E	60.00'	73.58'
C2	36.80'	N15°59'06"E	60.00'	36.22'
C3	21.68'	N23°15'21"E	25.00'	21.00'
C4	152.08'	N32°32'08"E	280.00'	150.22'

This plat was prepared for the exclusive use of the person, persons, or entity named hereon. Said plat does not extend to any unamed person, persons or entity without a recertification by the surveyor naming said person, persons or entity.

In my opinion, this property does not lie within the 100 year flood plain as shown on the FLOOD INSURANCE RATE MAP.
No: 13113C0111E
Dated: SEPTEMBER 26, 2008

GRAPHIC SCALE 1"=50'

0 50 100 150

GENERAL NOTES:
1) ZONED: R-50
SETBACKS:
FRONT 50' (UNLESS SHOWN OTHERWISE)
SIDE 20'
REAR 30'
LOT WIDTH AT BUILDING LINE 125'
MINIMUM LOT SIZE: 43,560 SQ. FT. (1 ACRE)
2) MINIMUM FLOOR AREA OF HOUSE: 2,100 SQUARE FEET
3) WETLANDS DELINEATION BY KENDALL AND ASSOCIATES. WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDITCTION OF THE ARMY CORPS OF ENGINEERS. DISTURBANCE OF THESE AREAS ARE PROHIBITED AND PUNISHABLE BY LAW.
4) THIS LOT DOES LIE WITHIN THE 1000' WATERSHED AREA.
5) EACH BUILDABLE LOT HAS A MINIMUM CONTIGUOUS AREA OF 0.3 ACRES THAT IS FREE AND CLEAR OF ZONING BUFFERS AND SETBACKS, WATERSHED PROTECTION BUFFERS AND SETBACKS, JURISDICTIONAL WETLANDS, AND EASEMENTS OF ANY KIND.

PREPARED FOR:
REYNOLDS DEVELOPMENT AND MANAGEMENT GROUP
LAND LOT 35, 5TH DISTRICT
FAYETTE COUNTY, GA.
SCALE: 1" = 50'
DATE OF DRAWING: 08/30/2010

Land Surveyors - Planners
160 GREENCASTLE ROAD SUITE B TYRONE, GA 30290
PH. 770-486-7552 Fax: 770-486-0496
W. D. GRAY AND ASSOCIATES, INC.

Job No: 1008022