

THE FAYETTE COUNTY PLANNING COMMISSION met on December 18, 2014 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Chairman, Al Gilbert
Jim Graw, Vice-Chairman
Brian Haren
Bob Simmons
Douglas Powell

STAFF PRESENT: 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.

1. Consideration of the Minutes of the Meeting held on December 4, 2014.

Jim Graw made a motion to approve the minutes. Brian Haren seconded the motion. The motion passed 5-0.

2. Consideration of a Minor Subdivision Plat for Cindy Sims Estate for Mrs. Cindy Sims. The property consists of one residential lot zoned A-R and is located in Land Lots 72, 73, and 88 of the 7th District and fronts on Ellison Road and Dogwood Trail.

Dennis Dutton said the property was subdivided through an estate after the passing of a family member. He said a deed was recorded but a plat was not recorded and a Minor Subdivision plat is required for this subdivision of property.

Jim Graw said he has a little bit of a problem; this page of this plat is signed by a surveyor and it has his seal. He said if you look at the location map on the top of page one and look at the subject property and look at the northeast corner of that subject property you will see a jog in the property. He added that the second page of the plat shows no such jog and I know that this map on page one is not to scale and what I understand by scale is the lot size here is not accurate in relation to the other lot sizes but the configuration of the lot should be accurate on both and they are not accurate.

Chairman Gilbert said is this not the jog right here.

Dennis Dutton that is the very top jog there and this is the part they are taking off from the parent tract.

Jim Graw said OK, I thought the location map would only show the subject property.

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Brian Haren said this is the configuration taken from the county website and it is not going to reflect this change until this process is through.

Doug Powell asked if the owners will sign the plat.

Dennis Dutton said they will sign it before it is recorded.

Doug Powell made a motion to approve the Minor Subdivision Plat. Brian Haren seconded the motion.

Doug Powell asked Brian Haren and Bob Simmons for a point of clarification, if this house wasn't existing and the plat showed this proposed building footprint would you approve the plat; and why?

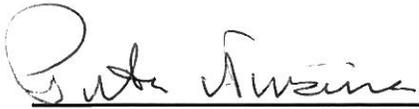
Brian Haren said no because the house is within the watershed setback.

Doug Powell said that is correct.

Chairman Gilbert called the question. The motion passed 5-0.

Chairman Gilbert made a motion to adjourn the meeting. The motion passed 5-0.

**PLANNING COMMISSION
OF
FAYETTE COUNTY**



ATTEST:



CHAIRMAN