

THE FAYETTE COUNTY PLANNING COMMISSION met on May 21, 2015 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Jim Graw, Chairman
Brian Haren, Vice-Chairman
Al Gilbert
Arnold L. Martin, III

STAFF PRESENT: Dennis Dutton, Zoning Administrator

Welcome and Call to Order:

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

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1. Consideration of the Minutes of the Meeting held on May 7, 2015.

Brian Haren made a motion to approve the minutes. Arnold Martin seconded the motion. The motion passed 3-0-1, with Al Gilbert abstaining from the vote.

NEW BUSINESS

2. Consideration of a Final Plat of the Bettie Sue Walker Estate for Bettie Sue Walker. The property will consist of three residential lots zoned R-20 and is located in Land Lot 118 of the 5th District and fronts on County Line Road and Odith Road.

Chairman Graw said he wants to make the petitioner aware that there are only four (4) members on the Planning Commission which is not a full board and it will take three (3) affirmative votes to pass a motion. He said the petitioner has the right to table until there is a full board and he doesn't when there will be a full board as fifth member has to be appointed by the Board of Commissioners.

Nina Adams said they would continue with the request. She said this property is her mother's estate and the purpose is to subdivide the property to sell the house.

Dennis Dutton said the contiguous area on lot 3 indicated on the plat is 0.266 acres and that is not correct and we have a plat that indicates the contiguous area on lot 3 is .5 acres.

Chairman Graw asked what the minimum contiguous area is for R-20.

Dennis Dutton said .3 acres.

Chairman Graw said there are some structures on lots 1 and 2 that are within the setbacks and the petitioner has submitted a variance application for these building that will go before the Zoning Board of Appeals. He said if the variances are not approved the structures will have to be removed. He added that the house on lot 2 is within the front setback but that was caused by the dedication of right-of-way to the County so a variance is not required for the house. He stated that the location of these structures do not prevent the Planning Commission from approving this final plat as the Zoning Board of Appeals has jurisdiction over variances and the petitioner has submitted the application for these variances.

Al Gilbert said Gene Walker use to run a flooring business out of one of these building before the County even had zoning.

Brian Haren asked when the house was built.

Nina Adams said about 50 years ago.

Arnold Martin asked if anything will be done with the well on lot 2.

Nina Adams said the house is served by County water and well was used to water flowers. She added that the East Fayetteville Bypass may affect lot 3.

Brian Haren asked if the septic system for the house is completely contained in lot 2.

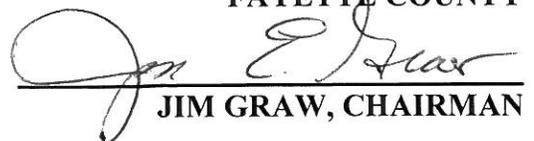
Nina Adams said it was.

Ricky Gaskins said the petitioner is dedicating right-of way on Odith Road which is creating the 40 foot setback on lot 1.

Al Gilbert made a motion to approve the Final Plat of Bettie Sue Walker Estate. Brian Haren seconded the motion. The motion passed 4-0.

Arnold Martin made a motion to adjourn the meeting. Chairman Graw said the meeting was adjourned at 7:16 pm.

**PLANNING COMMISSION
OF
FAYETTE COUNTY**


JIM GRAW, CHAIRMAN

ATTEST:

